

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6251

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (Chapter 36.70A RCW); adopting update amendments to the Comprehensive Plan that consist of updating and replacing Volume 1 of the Comprehensive Plan, including the community vision, general elements, land use map, and glossary, and a new Neighborhoods Element, and select amendments to Volume 2, including changes to the Downtown and Southwest Bellevue subarea boundary, a change to the Southwest Bellevue policies, changes to the Factoria, Richards Valley, Eastgate subarea policies and land use maps, a change to the North Bellevue land use map, and replacing the transportation facility plans with a single consolidated transportation facility project list as set forth herein and in Ordinance Nos. 6248, 6249, and 6250.

WHEREAS, the Bellevue Comprehensive Plan was adopted on December 6, 1993, and updated November 29, 2004, as amended annually; and

WHEREAS, on October 22, 2012, the City Council initiated the Comprehensive Plan update to respond to the requirement of the state Growth Management Act to periodically update such plans; and

WHEREAS, the City Council established a set of principles to guide the update and ensure that it reflects the long-term needs and vision of the community; and

WHEREAS, these principles include ensuring that the plan remains relevant to the community; that it advances the community vision; that it addresses the needs of a more diverse community; that outreach for the plan engages the entire community; that the current plan is used as a foundation for the update; that the plan addresses emerging issues; that the plan is accessible and usable for the public; that state and regional requirements are met; that the plan clearly connects to implementation strategies; and that the progress and successes of the plan can be measured; and

WHEREAS, Bellevue has undergone tremendous changes since the last update in 2004, including rapid growth in Downtown, annexation of over 900 acres, population growth of about 13,000 people, and demographic change; and

SECRET



WHEREAS, the City engaged in a multi-year planning process to update the Comprehensive Plan that included public events and open houses; over 70 meetings of different boards and commissions; an online strategy that included a project website, social media, and online open house; meetings with neighborhoods and stakeholders; a series of press releases and op-eds; and a speaker series; and

WHEREAS, the community envisions that in 2035 Bellevue will be a vibrant international center for innovation and commerce with safe, attractive neighborhoods that feature some of America's finest schools; most of Bellevue's jobs and many of its new housing opportunities will be found Downtown with its thriving arts scene, and in new business/residential centers at BelRed, Wilburton, and Eastgate, which feature their own unique cultural amenities and urban landscapes; neighborhoods will epitomize Bellevue's reputation as a "City in a Park" with visually breathtaking vistas, viewpoints, and recreation areas; neighborhoods will remain connected to one another, offering diverse housing choices, gathering spaces, and local and regional commercial services; and Bellevue's people – its ultimate strength – will continue to define both the city and its neighborhoods; and

WHEREAS, the Comprehensive Plan anticipates growth of 15,800 additional housing units and 51,800 jobs between 2012 and 2035; and

WHEREAS, the Comprehensive Plan supports a strategy that focuses the city's growth in Downtown and other areas served by a full range of transportation options and planned for compact, mixed-use development such as BelRed, Eastgate/Factoria, Wilburton, and Crossroads while enhancing the vitality of existing neighborhoods and providing for commercial uses that serve the community needs; and

WHEREAS, the Comprehensive Plan identifies the infrastructure and capital investments to support growth and changing community needs, and is linked to facility plans for transportation, utilities, parks and other public facilities; and

WHEREAS, the Comprehensive Plan seeks to preserve and enhance quality of life, including economic opportunities, public safety, human and community services, housing, education, parks and natural areas, quality neighborhoods, art and culture; and

WHEREAS, the Comprehensive Plan seeks to encourage housing choices affordable to all income levels and a range of mobility options to serve the entire community; and

WHEREAS, the Comprehensive Plan seeks to protect and restore ecological systems of the natural environment, including reducing greenhouse gases,

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enhancing the city's overall tree canopy coverage, protecting critical areas, and preserving areas of open space; and

WHEREAS, this update includes a new Neighborhoods Element that provides specific information and policies related to Bellevue's neighborhoods and guides the neighborhood planning process; and

WHEREAS, the new Neighborhood Element identifies new neighborhood area boundaries that replace previous subarea boundaries, while established subarea boundaries will remain in effect for individual subarea plans until such plans are updated; and

WHEREAS, the new Neighborhoods Element uses updated neighborhood area names for BelRed, Cougar Mountain/Lakemont, Lake Hills, Factoria, Newport, Somerset, West Lake Sammamish, West Bellevue, Woodridge; and

WHEREAS, this update includes the current Shoreline Management Element, which is being updated through a separate process consistent with state law; and

WHEREAS, the Comprehensive Plan Vision will be realized by the entire city organization, in concert with the Bellevue community and regional partners; and

WHEREAS, the Growth Management Act allows for amendments to comprehensive plans once annually; and

WHEREAS, the Planning Commission held a public hearing on March 4, 2015, with regards to the proposed update to the Comprehensive Plan; and

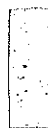
WHEREAS, on March 25, 2015, the Planning Commission recommended that the City Council approve such proposed update; and

WHEREAS, the Planning Commission's recommendation was presented to the City Council by representatives of the Planning Commission, Arts Commission, Environmental Services Commission, Human Services Commission, Parks and Community Services Board, and Transportation Commission on April 6, 2015; and

WHEREAS, the City Council considered the recommended Comprehensive Plan update concurrently with the other 2015 amendments; and

WHEREAS, the City Council reviewed each element and component of the recommended Comprehensive Plan and directed a limited set of additional amendments and changes; and

WHEREAS, the City Council finds that the Comprehensive Plan update satisfies the decision criteria established in Part 20.30(I) of the Land Use Code; and



WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BCC), including the issuance of a Determination of Non-Significance on February 12, 2015; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendments. The Bellevue Comprehensive Plan, Volume 1, is hereby amended as set forth in Attachment A and is hereby adopted.

Section 2. Amendments. The Land Use Map of the Bellevue Comprehensive Plan is hereby amended as set forth in Attachment B and is hereby adopted.

Section 3. Amendments. The Downtown and Southwest Bellevue subarea plan maps as contained in the Comprehensive Plan are hereby amended as set forth in Attachment C and are hereby adopted.

Section 4. Amendments. Policy S-SW-27 of the Southwest Bellevue Subarea Plan, of Volume 2 of the Comprehensive Plan, is hereby repealed.

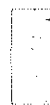
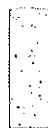
Section 5. Amendments. The new Comprehensive Transportation Project List in Volume 2 of the Comprehensive Plan is hereby adopted to replace the Bel-Red Overlake Transportation Facility Plan; the Bridle Trails, Bel-Red, Crossroads Transportation Facility Plan; the East Bellevue Transportation Plan; the Eastside Transportation Program; the Newcastle Transportation Facility Plan; and the Pedestrian and Bicycle Transportation Facility Plan as set forth in Attachment D.

Section 6. Finding. The City Council finds that public notice was provided for all 2015 amendments to the Comprehensive Plan as required by LUC 20.35.400 for Process IV amendment to the text of the Comprehensive Plan.

Section 7. Finding. The City Council finds that the above-referenced amendments to the Comprehensive Plan satisfy the decision criteria established in Part 20.30(I) of the Land Use Code.

Section 8. Effective Date. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.


Section 9. Documents. This ordinance, Volume 1 and Volume 2 of the Comprehensive Plan, including their subcomponents, shall be available for public inspection in the office of the City Clerk.



ORIGINAL

Passed by the City Council this 3rd day of August, 2015, and signed in authentication of its passage this 3rd day of August, 2015.

(SEAL)

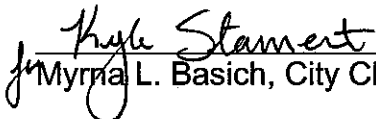

Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney


Darcie Durr, Assistant City Attorney

Attest:

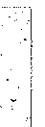
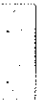

Myrnia L. Basich, City Clerk

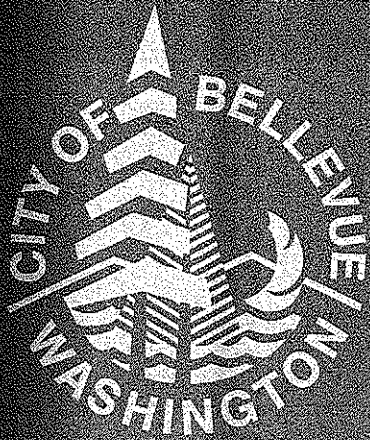
Published: August 6, 2015

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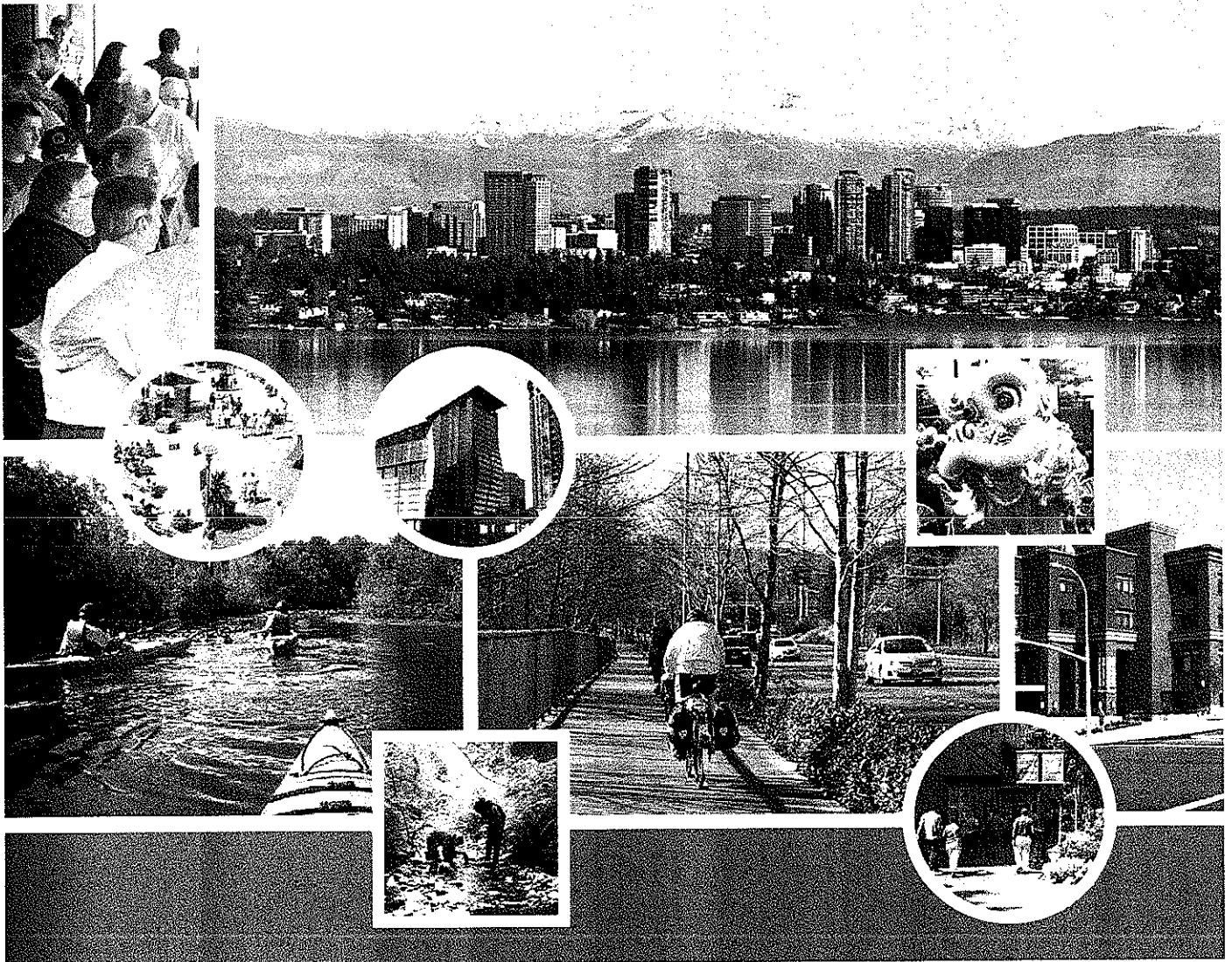
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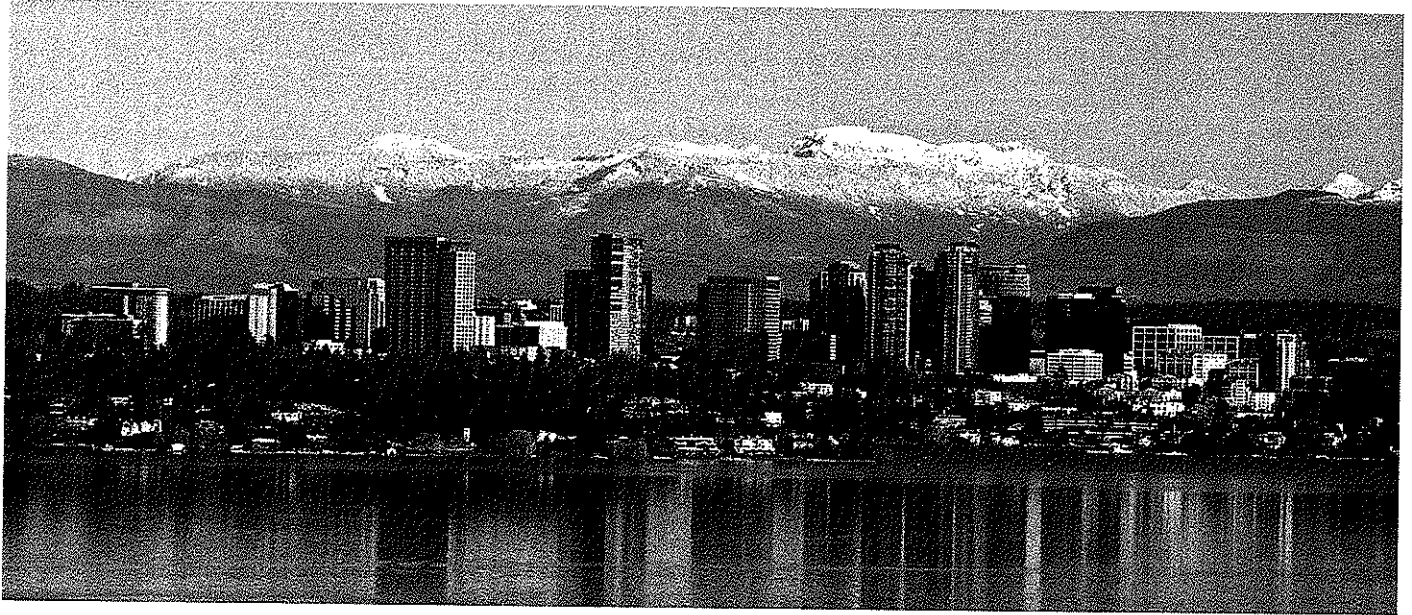




BELLEVUE COMPREHENSIVE PLAN



CITY OF BELLEVUE, WASHINGTON COMPREHENSIVE PLAN



VOLUME 1: GENERAL ELEMENTS





THE CITY OF BELLEVUE COMPREHENSIVE PLAN

ACKNOWLEDGMENTS

Thank you to all the City Councils from 1953 to the present that created and then built upon the foundation of the original plan, and all the citizens volunteers who served on boards and commissions to help develop the plan.

2015 City Council

Claudia Balducci, Mayor

Kevin Wallace, Deputy Mayor

John Chelminiak

Conrad Lee

Jennifer Robertson

Lynn Robinson

John Stokes

2015 Planning Commission

Aaron Laing, Chairperson

Michelle Hilhorst, Vice-Chair

John Carlson

John deVadoss

Jay Hamlin

Diane Tebelius

Stephanie Walter



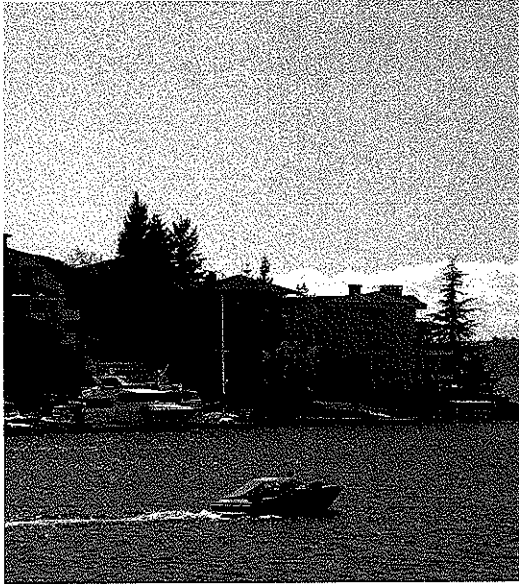


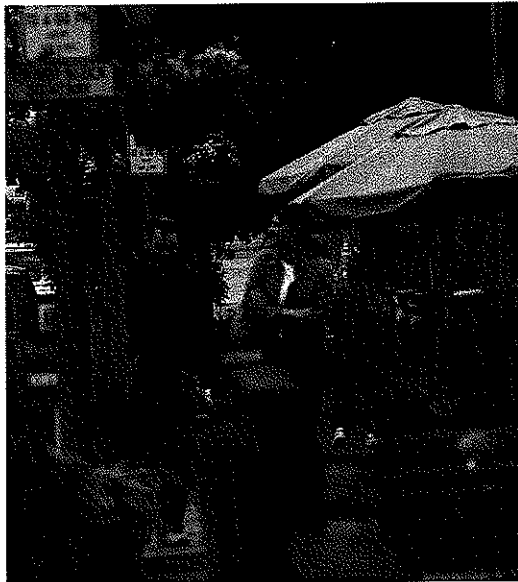
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INTRODUCTION & VISION



Bellevue's Comprehensive Plan is the city's foundational policy document that guides growth and development for the next twenty years. Today, Bellevue is known as a community with beautiful natural areas, a vibrant downtown and strong economy, some of the nation's best schools, and healthy neighborhoods. Bellevue's success today isn't a fluke. It stems from decades of community work, foresight, and planning. This plan seeks to continue to enhance those qualities that make Bellevue a special place and build on the past.



Bellevue is a growing, dynamic city of 134,400 people. It lies at the crossroads of major transportation corridors and is idyllically bounded by lakes, mountains, and forests. Downtown Bellevue is a regional center that is home to international businesses and thousands of families, while other neighborhoods hold onto a tranquil, wooded residential character. The Bellevue community cherishes its history and embraces the future.

The Comprehensive Plan sets out the community's vision for the future, lays out a groundwork of planning policies to guide city actions, and provides a framework so that city departments and community organizations work together toward common goals.

The Vision of the Comprehensive Plan establishes the community's desire for how the city should change and what to retain. The Vision is ambitious, yet achievable. It creates a dynamic tension that will challenge the community to continue to work to improve the qualities of the city.

The Vision ties directly to the plan's "elements" or chapters that provide the city's long-range policy direction for a number of topics. These policies serve as the basis for city regulations, capital investments, programs, and other actions. Together, the Vision and the policies help ensure that the work of the city is coordinated and helping the community achieve its potential.

VISION

BELLEVUE 2035—WHERE YOU WANT TO BE

Bellevue embraces the future while respecting our past.

In 2035 Bellevue is a vibrant international center for innovation and commerce with safe, attractive neighborhoods that feature some of America's finest schools. Most of Bellevue's jobs and many of its new housing opportunities are found Downtown with its thriving arts scene, and in new business/residential centers at BelRed, Wilburton, and Eastgate, which feature their own unique cultural amenities and urban landscapes. Our neighborhoods epitomize Bellevue's reputation as a "City in a Park" with visually breathtaking vistas, viewpoints, and recreation areas. Despite the city's growth, neighborhoods remain connected to one another, offering diverse housing choices, gathering spaces, and local and regional commercial services. Bellevue's people – its ultimate strength – define both the city and their neighborhood.

This Comprehensive Plan Vision will be realized by the entire city organization, in concert with the Bellevue community and regional partners. The Comprehensive Plan provides city policy direction on a range of issues, from the city's growth strategy to environmental protection, to provision of utilities, parks, and other services. Further detail is found in the Vision statement for each element of the plan. These occur at the beginning of each element and are set forth below in their entirety.





CITIZEN ENGAGEMENT

Bellevue's actively engaged citizenry shapes the city's future.

Bellevue has a strong social fabric, where community groups, businesses and the city organization work together to address our needs. The city makes citizen engagement a high priority, and residents know that their local government listens and responds to them. Bellevue's residents care about the city and work collectively to address mutual needs.

LAND USE

Bellevue grows in a manner that enhances the livability of the community, while maintaining the elements that residents cherish.

Growth in Bellevue is focused in denser mixed use centers, like Downtown, BelRed and Eastgate, while maintaining the city's outstanding natural environment and the health and vitality of established residential neighborhoods.

NEIGHBORHOODS

Bellevue is a community of diverse and vibrant neighborhoods.

Bellevue residents live in a variety of distinctive, safe and attractive neighborhoods that provide amenities and opportunities for a high quality of life. The strong connections among neighbors contribute to these qualities and the ability of neighborhoods to respond to change.

HOUSING

Bellevue meets the housing needs of its diverse population, strengthening neighborhoods and communities.

Bellevue works with its partners to meet the community's housing needs through a range of housing types and affordabilities. Bellevue employs a wide range of strategies to meet its share of the regional housing need. The city has been an effective participant in the region's work that has largely eliminated homelessness.



CAPITAL FACILITIES

Bellevue has outstanding community facilities that serve the needs of a growing and changing city.

Bellevue has adequate financial resources to build and maintain the parks, streets and other community facilities to address the community's growth and evolving needs. These facilities address multiple objectives, such as creating new open space and enhancing neighborhood character even as they meet basic functional requirements.

UTILITIES

Bellevue has the public and private utilities that meet the needs of a growing economy.

Public and private utilities are building the systems to grow a 21st century economy. These services are resilient, efficient, and available to the entire community. Utilities are sited, designed and operated in a manner that maintains community character.



TRANSPORTATION

Moving into, around and through Bellevue is reliable and predictable.

Bellevue is connected to the region, enabling local and regional access for businesses and neighborhoods. Safe and reliable mobility options, including walking, biking, transit and car, take people where they need to go. The city's transportation system integrates leading safety and efficiency technology.

ECONOMIC DEVELOPMENT

Bellevue is a hub for global business and innovation.

Its economic strength is built on the creativity, innovation, and hard work of its people. Bellevue works to attract innovative and entrepreneurial businesses through ensuring that our neighborhoods, cultural amenities, public schools, digital infrastructure and business climate are among the nation's best.

ENVIRONMENT

Bellevue embraces its stewardship of the environment by protecting and retaining natural systems, and building for a sustainable future.

As growth and development occurs, Bellevue is working to build a healthier, greener and more sustainable future for generations to come. New buildings are designed to protect and even restore natural systems. The community highly values and celebrates the results, such as reduced energy use and greenhouse gas emissions, increasing tree canopy and more salmon in local creeks.

HUMAN SERVICES

Bellevue is a community that cares.

Every member of the community has the opportunity to achieve their potential and enhance their quality of life. A system of human services assists people in times of need and invests in the development of healthy individuals and families.

PARKS, RECREATION & OPEN SPACE

Bellevue is a "City in a Park."

Bellevue has a system of parks, open spaces, cultural facilities, and recreational amenities throughout the city. These provide abundant access to natural beauty and extraordinary experiences to define a lifetime of recreation and learning.

URBAN DESIGN & THE ARTS

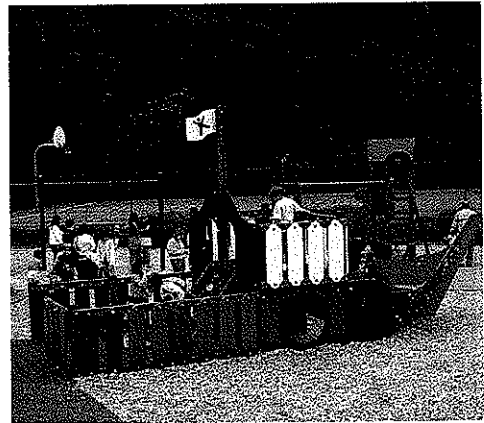
Bellevue creates extraordinary places for people, and embraces the arts as an integral part of the community.

Through keen attention to urban design, Bellevue's new buildings are contributing to the memorability, livability and character of the city and its neighborhoods. Rich expressions of arts and culture are found throughout the city; they are embraced by residents and "must see" attractions for visitors.

SHORELINE MANAGEMENT

Bellevue's stewardship of its shorelines protects water quality and habitat, enhances recreation and residential enjoyment, and provides for public access and economic benefit.

Shorelines along Lake Washington and Lake Sammamish are signature features defining Bellevue. City investments and actions by private parties are maintaining and restoring the health of these ecosystems.

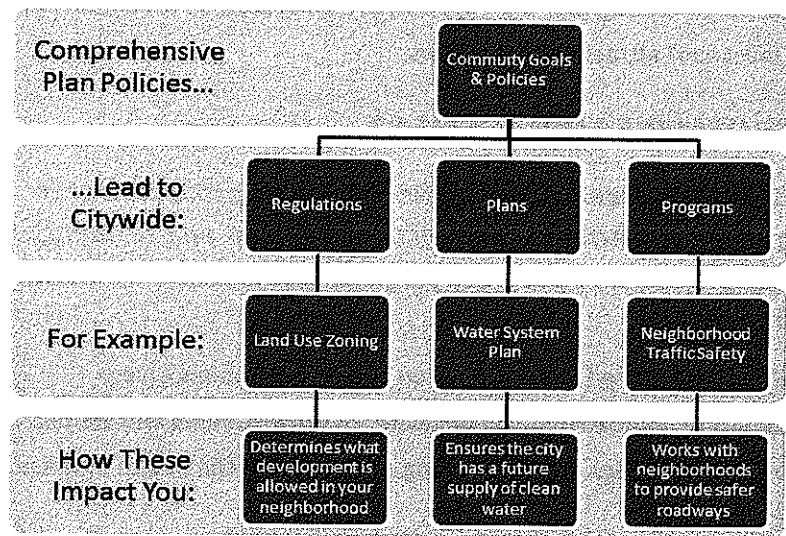




PLANNING FRAMEWORK

A city's comprehensive plan is vital in preparing for future growth and emerging challenges such as traffic congestion, housing needs, and environmental stewardship. People need a safe and secure place to live, an economy that provides jobs, ways to get around, schools and colleges, and recreational opportunities. It is the city government's responsibility to provide public services and facilities, develop policies, and adopt regulations to guide the growth of a city that meets the needs of its people. The Bellevue Comprehensive Plan captures community goals and establishes specific policies that directly influence how our city will grow and change over time.

The Comprehensive Plan is the city's foundational policy document. It is the one place that various city plans and programs come together to work towards a single community vision for the future. As an "umbrella" document, the plan's policies guide other city plans, neighborhood area plans, spending on capital projects, development of regulations, and other programs and services, all of which affect the community in large or small ways.



WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a broad statement of community goals and policies that direct the orderly and coordinated physical development of a city into the future. A comprehensive plan anticipates change and provides specific guidance for future legislative and administrative actions. It reflects the results of citizen involvement, technical analysis, and the judgment of decision makers. The maps, goals, and policies of the plan provide the basis for the adoption of regulations, programs, and services which implement the plan. The plan serves as a guide for zoning, infrastructure development, and developing community services. Because Bellevue has been remarkably successful in achieving consistency between the Comprehensive Plan, regulations, and actual development, the present physical design and function of the city has evolved in an orderly fashion that is aligned with community expectations.



WHAT'S IN THIS PLAN?

The Comprehensive Plan is designed to be a readable, functional document that will guide Bellevue's future development and fulfill the city's regional responsibilities in growth management. This plan is organized into two volumes.

- **Volume 1** contains the community's Vision in the introduction, followed by the General Element chapters that contain goals and policies for each subject.
- **Volume 2** contains goals and policies of the subarea (or neighborhood area) plans and a consolidated list of long-range transportation facility projects.

The first section of Volume 1 contains introductory materials that establish the context for the plan — background information about Bellevue and the community's Vision for the future. Volume 1 then includes all of the general plan elements that contain the policies that apply citywide. Each of the elements is organized

BELLEVUE SNAPSHOT

Using the American Community Survey, the U.S. Census and other sources, the Planning & Community Development Department gathers data to form a snapshot of the Bellevue's population:

- ▶ Population of 134,400 in 2014 and an estimated employment of around 136,000.
- ▶ Bellevue is an increasingly diverse city, with more than 40 percent of its population a minority race or ethnicity in 2010.
- ▶ There are an estimated 55,644 households in Bellevue in 2014, with an average of 2.40 persons per household. The most common household types in 2011-2013 were married couples without children (30 percent) and single person households (27 percent).
- ▶ The under-18 population comprised just over one fifth of Bellevue's population in 2011-2013.
- ▶ An increasing proportion of Bellevue residents commute to work by means other than driving alone – 35 percent in 2011-2013, up from 26 percent in 2000.
- ▶ The poverty rate in Bellevue is about 8.5 percent.
- ▶ About 62 percent of Bellevue's population had a bachelor's degree or higher in 2011-2013.
- ▶ About 59 percent of Bellevue's resident workers were employed in management, professional, or related occupations.

into three basic components: (1) an individual vision statement; (2) an overview that describes the background and context for the element; and (3) a list of goals and policies that, when implemented, will achieve the community's vision. Volume 1 also contains a Glossary of key terms.

HOW IS THE PLAN IMPLEMENTED?

Adopting a plan is the first step toward shaping the city's future.

Bellevue's implementation of the Comprehensive Plan is comprised of a combination of short-term and long-term actions. Some of the short-term actions include amendment of regulations such as the Land Use Code and the Traffic Standards Code and approval of rezones that match the plan's land use designation.

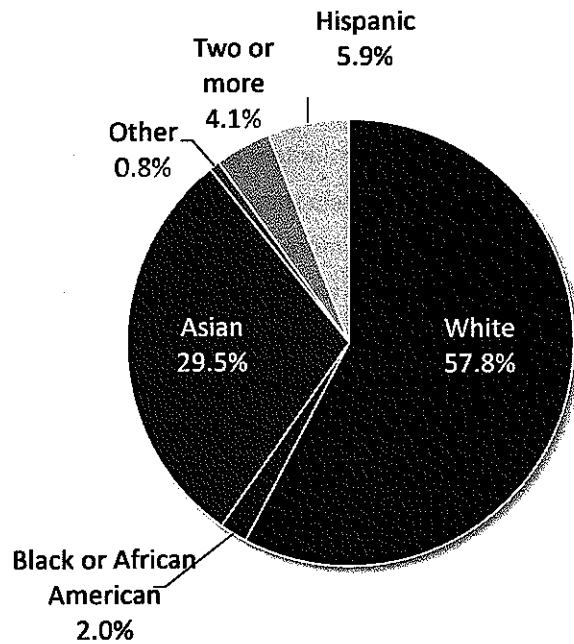
Long-term actions include neighborhood area/subarea planning; monitoring, evaluating, and amending the plan as conditions change; and developing a capital investment program that allocates resources to projects that will spur the city's development in the direction envisioned in the plan.

BELLEVUE PROFILE

Bellevue is the fifth largest city in Washington that more than 134,000 people call home. It is the high-tech and retail center of the Eastside with 136,000 jobs and a skyline of gleaming high-rises. Bellevue's daytime population is 216,000, which includes the daily influx of workers, students and visitors. While Downtown is a thriving regional attraction, much of Bellevue retains a small-town feel, with woodsy neighborhoods and a vast network of green spaces and recreational facilities that keep people calling it, "a City in a Park."

Bellevue is a dynamic and changing community with a strong connection to its roots. The profiles below illustrate Bellevue today and the challenges the community will face in working towards its Vision.

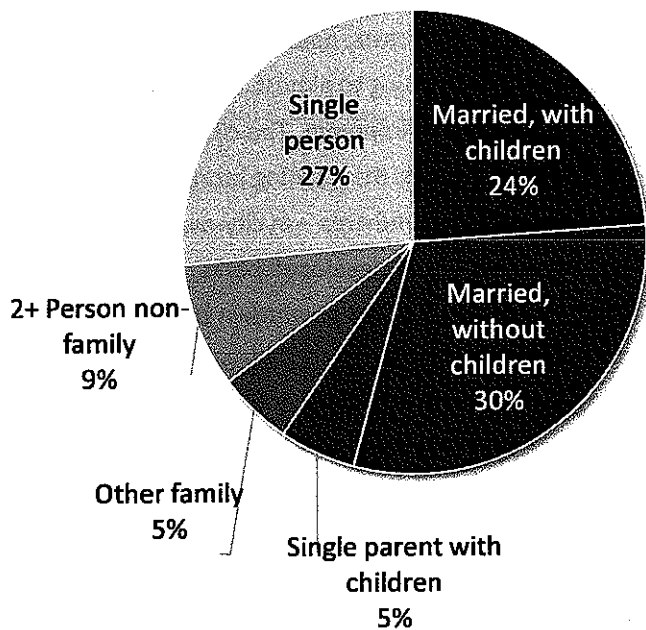
Figure Intro-1. Race and Ethnic Distribution in Bellevue, 2011-2013



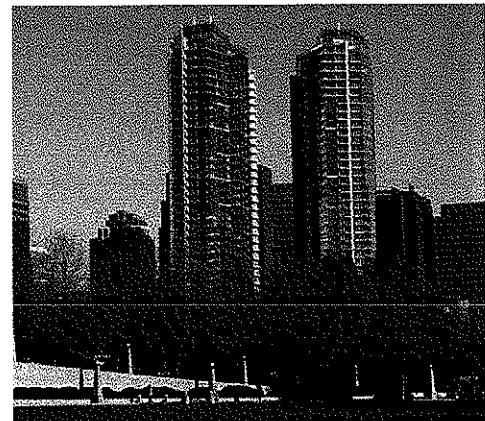
Source: U.S. Census Bureau, 2011-2013 American Community Survey



Figure Intro-2. Household Type Distribution in Bellevue, 2011-2013



Source: U.S. Census Bureau, 2011-2013 American Community Survey





A WELCOMING COMMUNITY

If there is one thing that defines the city, it is its people. Bellevue is known as a welcoming, diverse community of people who care for each other. Residents have a strong sense of community and a high percentage are active in volunteer activities, community associations, and projects that help shape the city. The community in Bellevue is growing older and more diverse. Today, about 36 percent of Bellevue residents were born outside the United States, according to the 2011-2013 American Community Survey. Additionally, those aged 65 and over have increased from 10 percent in 1990 to about 14 percent in 2013. With the increasing social, cultural, and economic diversity of its population, Bellevue must develop ways to recognize, appreciate, and use this diversity in creating an inclusive community.

More information about the community in Bellevue can be found in the Human Services Element.

A "CITY IN A PARK"



When viewed from the air, Bellevue clearly fulfills its image as a "City in a Park." Lying between Lakes Washington and Sammamish, interlaced with miles of urban forests, open streams, wetlands, freshwater lakes, and foothills rising to almost 1,500 feet, Bellevue is blessed with a rich natural environment. The city treasures and protects these natural places, maintaining more than 2,432 acres – nearly 10 percent of its land area – in city-owned open space, including natural areas and developed parks, greenbelts, and wetlands. Even in the heart of the downtown business district, Bellevue's Downtown Park provides a green respite, an informal gathering place and a popular location for special events and celebrations. Abundant vegetation softens the impacts of commercial areas and blends them into the natural environment. Bellevue's strong commitment to environmental stewardship will be tested as the city grows and changes. Redevelopment and change present an opportunity to help maintain the balance.

between growth and environmental protection.

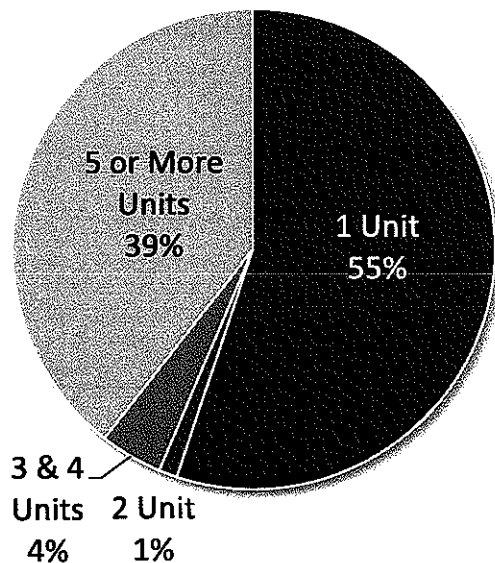
More information about parks, recreation and the environment can be found in the Parks, Recreation and Open Space Element and the Environment Element.

GREAT NEIGHBORHOODS

Bellevue is a great place to live, and in 2014, there were more than 55,600 households in the city. Residents choose from a variety of housing types and living environments, ranging from quiet, older neighborhoods to the new high-rise communities Downtown, to modern view homes on Cougar Mountain near Bellevue's southern edge. Convenient and family-friendly neighborhoods offer excellent schools and neighborhood amenities. Within this range of housing types, the community provides options in senior and assisted housing for residents who wish to stay in Bellevue as their housing needs change.



**Figure Intro-3. Bellevue Housing Structure
Type Distribution, 2014**



Source: Washington State Office of Financial Management



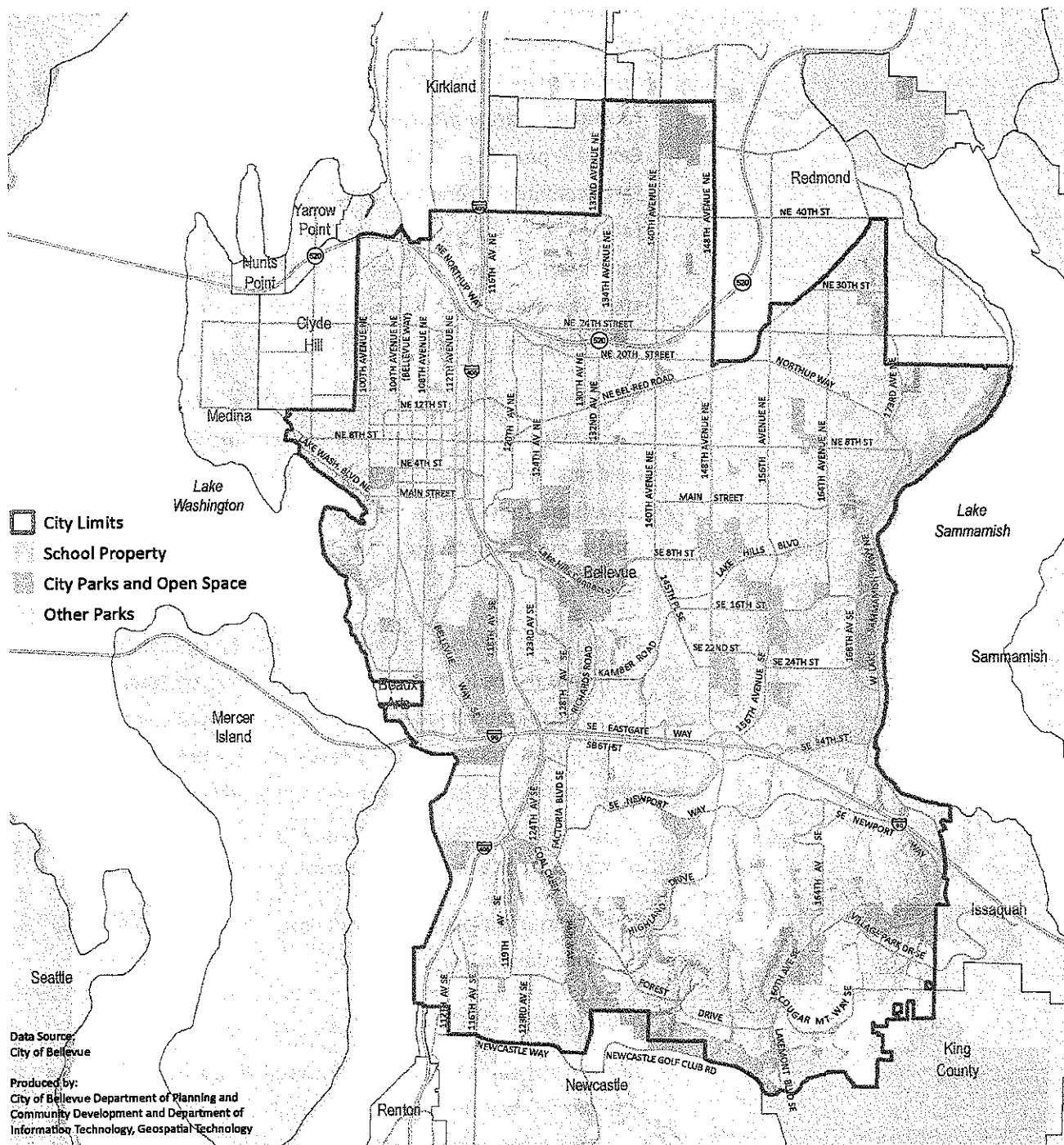
With some neighborhood housing stock dating back to the 1950s, one of the city's challenges is to work with residents to maintain vitality and ensure these neighborhoods continue to be great places to live. As other new neighborhoods develop in places such as BelRed, a challenge will be ensuring that they include the amenities and qualities that Bellevue is known for, such as parks, schools and housing choices.

Another challenge facing Bellevue's neighborhoods is affordability. With Bellevue's housing values among the six highest in the state in 2011-2013, finding an affordable place to live is a challenge for more than a third of Bellevue's residents. In the face of rising development costs and high housing values, innovative methods will be needed to increase the supply of affordable housing – particularly for elderly residents on fixed incomes, and for workers in lower paying service jobs. The challenge is to continue cooperative efforts between public, private, and nonprofit sectors to find financial resources, and to maintain a regulatory framework that protects community values and the environment.

More information about neighborhoods and housing can be found in the Land Use, Neighborhoods and Housing Elements.



Map Intro-1. The City of Bellevue and Neighboring Communities





A STRONG ECONOMY

Bellevue is now the major employment center of the Eastside, with a local workforce of about 140,000 people. The city's regional shopping centers and large commercial areas – including Downtown, Eastgate/Factoria, Wilburton/Bellefield, and SR 520/BelRed – provide jobs for workers from throughout the region. Large community retail and mixed use centers at Crossroads and Factoria serve the shopping needs of the entire city while smaller centers provide goods and services to homes in their immediate area. The vibrant economy not only bolsters employment, but also helps keep city tax rates low.

Bellevue's economy directly relates to being one of the most highly educated communities in the nation, with 59 percent of adult residents having achieved a Bachelor's Degree or higher. The city's schools are consistently rated among the best in the country and with its reputation for good schools, Bellevue continues to attract families.

The city needs to respond and adapt to changing economic conditions to ensure that its commercial areas, whether Downtown or a small neighborhood center, remain healthy. A diversified development strategy is key to Bellevue's economic future. The city needs to ensure it has the land use and building types that meet the needs of a changing market, and that older commercial areas remain vital and productive economic generators.

More information about the city's economy can be found in the Economic Development Element.

A VIBRANT DOWNTOWN

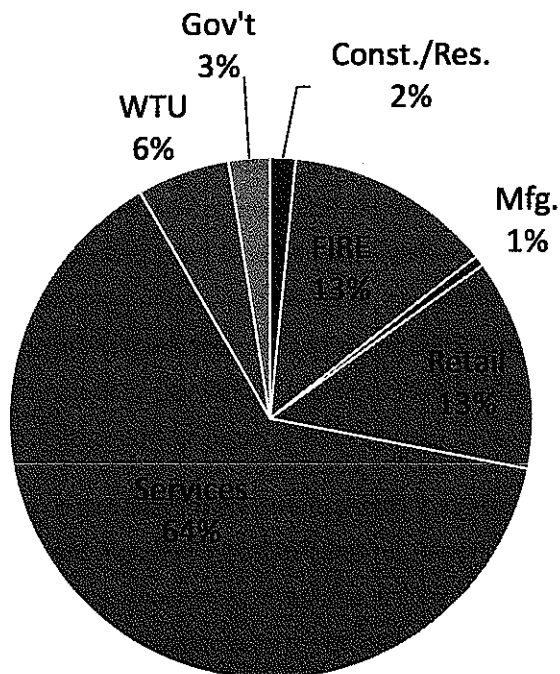
Bellevue's Downtown is among the Northwest's most distinctive business districts, featuring a successful mix of office towers, stores, theatres, restaurants and hotels, along with such cultural facilities as museums, the regional library, and Meydenbauer Convention

Center. An increasing number of people live in Downtown, where new apartment and condominium complexes are coalescing into true urban neighborhoods. A majority of the city's future growth is planned to occur Downtown as it continues to redevelop. A challenge for the city will be to continue to support Downtown with the amenities, access, attractions and options that make it a desirable place to live and work.

More information about Downtown Bellevue can be found in the Land Use and Economic Development Elements and in the Downtown Subarea Plan.



Figure Intro-4. Major Sector Job Distribution in Downtown Bellevue, 2013

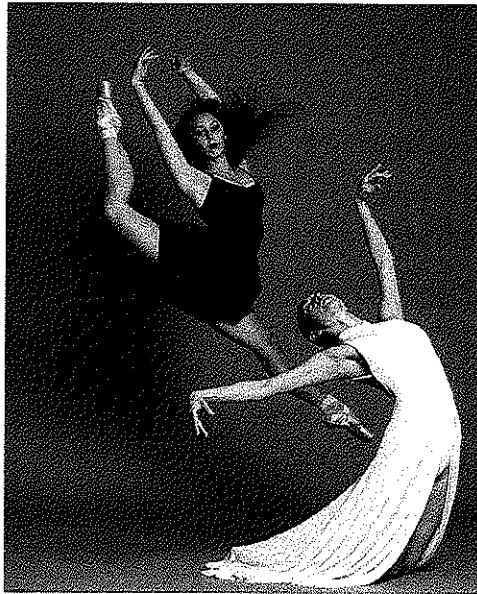


Const./Res. = Construction and Resources

FIRE = Finance, Insurance and Real Estate

WTU = Wholesale Trade, Transportation, and Utilities

Source: Puget Sound Regional Council



A DYNAMIC ARTS AND CULTURE SCENE

Bellevue has a strong foundation of arts and cultural activities. In the past several decades, performing and visual arts organizations have matured and developed stronger audiences from the Eastside's growing population. Yet, while Bellevue has the aspiration to take on a cultural role commensurate with its role as the Eastside's commercial and transportation center, the city faces new challenges and opportunities for advancing the arts and cultural offerings of the community. A new youth theater expands the potential for youth. A strategic plan to develop a performing arts center could transform the Downtown arts scene, and facilities throughout the city would make art and culture easily accessible to all neighborhoods.

More information about art and culture can be found in the Urban Design and the Arts Element.

MOBILITY CHOICES



Expanding mobility options – providing alternatives to drive-alone vehicles – is one key to improving mobility. Bellevue is connected to the region by Interstate 90, State Route 520, and Interstate 405. Bus service, including Metro's Rapid Ride, provide transit service to much of the city. East Link Light Rail is planned to begin serving Bellevue in 2023. Trails like the Eastside Rail Corridor and Mountains to Sound Greenway provide people with non-motorized choices that connect people to their neighborhoods and the region.

As the city grows and changes, managing transportation and avoiding congestion will continue to be a challenge. More and better-directed local transit service, high occupancy vehicle facilities, and supporting the use of alternative transportation options will help. Light rail and rapid bus lanes will provide a major opportunity for increased mobility, especially in those areas planned to receive the most growth. The challenge will be to ensure these investments are accomplished in a way that

maximizes their contribution to mobility and support the city's land use vision.

More information about mobility and transportation choices can be found in the Transportation Element.

WELL MAINTAINED, SAFE, AND CLEAN

Visitors to Bellevue often remark that the city feels “safe and clean.” Residents and businesses value well-maintained homes and properties. The city places a high priority on maintaining public infrastructure, opting to ensure that existing facilities are in good shape before building new ones. Bellevue is also a safe place, with relatively low crime rates for a community of its size. As the city grows and changes, and as infrastructure ages, the city will need to plan for how to best manage limited resources and make strategic investments to meet the future capital needs of a livable, maturing community.

More information about public services and facilities can be found in the Capital Facilities and Utilities Elements.

A REGIONAL LEADER – ANCHOR OF THE EASTSIDE

Bellevue is part of a large and complex metropolitan region of 3.4 million people. Strategically located at the intersection of Interstate 90, State Route 520, and Interstate 405, Bellevue is both the geographic center and the economic anchor of the Eastside. The Countywide Planning Policies reinforce Bellevue's decisions to concentrate growth in the Downtown, preserve neighborhoods, emphasize mobility, protect critical areas, and provide affordable housing. Today's regional problems, such as traffic congestion, affordable housing need and urban sprawl, demand solutions on a regional scale. However, with four counties, 72 cities, Indian tribes, ports, and many other special purpose districts, decision making in this region is often characterized as fragmented. Bellevue works as a leader in the region to find solutions, and to formulate and carry





out growth management policies that help the region make better decisions and prioritize limited resources.

Regional issues are a component of the a number of elements in the plan, including Land Use, Transportation and Economic Development.

A DYNAMIC AND CHANGING COMMUNITY

The city has come a long way since the early days of coal mines, logging, and strawberry farms. For most of its history, the city grew by annexing new territory, developing vacant land, and building new roads, parks, and utility systems. Today, only a few parcels remain that could be annexed. Most of the city has been developed and new growth will need to occur in areas planned for redevelopment. Basic transportation systems, utility infrastructure, and parks are largely in place, but also some of those systems are nearing the end of their useful lives and will need to be replaced. As the economic and cultural hub of the Eastside, Bellevue faces a different set of issues, opportunities and challenges than those confronting the city in earlier decades.

Each of the elements of the Comprehensive Plan identify these challenges and set out policies to work towards the community's Vision of the future.



MOMENTS IN BELLEVUE'S HISTORY

Highlights in Bellevue's history and past planning efforts that help provide context about Bellevue today.

| | |
|--------|---|
| 1800's | Coal discovered in the Newcastle area. Homesteaders make land claims and first schools and churches established. |
| 1920's | Road network and ferries connect Bellevue to the region. Japanese farmers and truck farms provide the region with fruits and produce. |
| 1940's | Lacey V. Murrow Bridge completed across Lake Washington. WWII and the internment of Japanese Americans. Bellevue Square opens in 1946. |
| 1950's | Bellevue incorporates with a population of 5,950. Ordinance No. 1 establishes the Planning Commission. The Bellevue Comprehensive Plan is adopted. Landscaping requirement in commercial districts lays the foundation for Bellevue's park-like setting. Lake Hills, a planned community east of Bellevue, brings opportunity for homeownership to thousands of families. |
| 1960's | Second bridge across Lake Washington constructed. Annexation nearly quadruples the city's land area and population. Countywide Forward Thrust and local bond funds allow major parkland acquisitions that set the stage for "City in a Park." |
| 1970's | 100-member Comprehensive Plan Advisory Committee works on major plan revision. Rapid growth in the 1960s focuses attention on preserving and protecting single-family neighborhoods by focusing commercial and multifamily growth in designated areas. Bellevue creates one of the nation's first open drainage systems in an urbanizing area to carry storm water runoff and to protect wildlife habitat and spawning streams. |
| 1980's | Bellevue sets a course to create a mixed-use, people-friendly, urban place in the Downtown. The Sensitive Areas Ordinance protects wetlands, streams and steep slopes. City's image as a "City in a Park" is enhanced with acquisition of more parkland and development of the Downtown Park, the Lake Hills Greenbelt, and portions of the Lake-to-Lake trail system. Urban Design Element is adopted to create a distinctive, people-oriented, and aesthetically appealing city. Bellevue develops leading edge Transportation Demand Management programs to reduce auto dependence. City funds a variety of neighborhood safety and enhancement programs such as Neighborhood Enhancement Program and Neighborhood Traffic Control Program. City's role in human services expands to include needs assessment, funding, and support of regional efforts to address human service issues. |

| | |
|--------|--|
| 1990's | <p>Bellevue works with other Eastside jurisdictions to form the regional housing coalition—ARCH, taking a major stride to increase affordable housing.</p> <p>To reduce urban sprawl, Countywide Planning Policies concentrate growth in Urban Centers, with Downtown Bellevue becoming the leading urban center for King County outside of Seattle.</p> <p>Bellevue expands significantly south of I-90 with a series of annexations in the Newport Hills and Lakemont areas.</p> |
| 2000's | <p>City adopts Critical Areas regulations to ensure protections meet the "best available science" standard.</p> <p>City acquires park and open space land throughout the city, continuing Bellevue's reputation as a "City in a Park."</p> <p>City launches its Environmental Stewardship Initiative and signs on to the Mayors Climate Protection Agreement.</p> <p>Vision 2040, the regional growth strategy, lays out a plan to coordinate regional infrastructure to support growth in centers.</p> <p>The BelRed Subarea Plan is adopted creating the opportunity for dramatic redevelopment coordinated with regional transit.</p> |
| 2010's | <p>Annexation of Eastgate and other neighborhoods completes annexation of nearly all remaining lands within the city's Potential Annexation Area.</p> <p>City adopts its Economic Development Plan laying a foundation for economic strategies.</p> <p>The city's Diversity Initiative recognizes and identifies how the city can respond to the community's increasing diversity.</p> |



CITIZEN ENGAGEMENT

WHAT YOU WILL FIND IN THIS CHAPTER

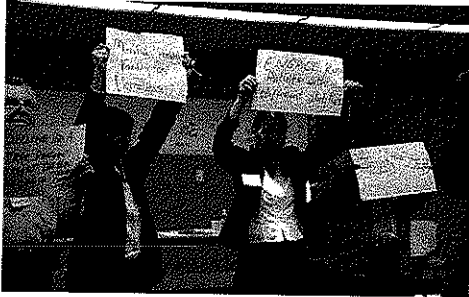
- ▶ Discussion of Bellevue's past, present, and future methods of involving the public in the planning process.
- ▶ Policies to guide the city's public outreach to ensure citizens have an active role in planning for and shaping Bellevue's future.

CITIZEN ENGAGEMENT VISION

BELLEVUE'S ACTIVELY ENGAGED CITIZENRY SHAPES THE CITY'S FUTURE.

Bellevue has a strong social fabric, where community groups, businesses and the city organization work together to address our needs. The city makes citizen engagement a high priority, and residents know that their local government listens and responds to them. Bellevue's residents care about the city and work collectively to address mutual needs.

INTRODUCTION



The Bellevue community is engaged in a wide array of civic activities: helping at the Botanic Garden; serving on boards, commissions, and community advisory committees; participating in police ride share programs; volunteering as neighborhood mediators; among others! City staff strive to learn about its citizens' preferences through surveys, open houses, and public hearings. Staff value public input, incorporating citizens' ideas into plans and budgets. Bellevue's high level of citizen engagement ensures that city government is transparent, accessible, and responsive.

TODAY'S CONDITIONS AND TOMORROW'S PROJECTIONS

CITIZEN ENGAGEMENT TODAY AND TOMORROW

Bellevue has a long tradition of engaging citizens in planning the future of their city. Bellevue's Comprehensive Plan has evolved with extensive and continuous community involvement. The plan affects the entire city, however the major impacts of development allowed by the plan are more significant to residents in the immediate vicinity. The city also regularly invites citizen engagement in more specific planning efforts such as participation in citizen advisory committees, open houses, focus groups, surveys, and other methods.

The tradition of active engagement requires the city to innovate and evolve in how it engages its citizens. Demographic changes, especially increasing diversity, require the city to develop new approaches to citizen engagement to ensure broad participation by Bellevue's residents. In addition, changes in communication technology allow, and even require, the city to offer new avenues for engagement. Finally, changes to the built environment and the city's infrastructure are constantly evolving and continually require citizen input.

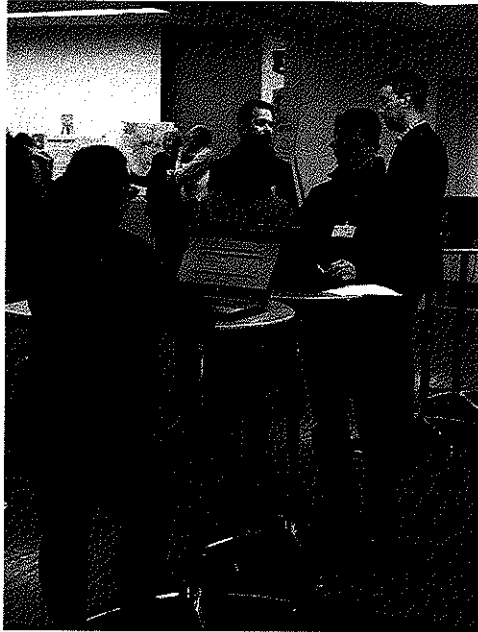
OPPORTUNITIES AND CHALLENGES

Citizen Engagement in a Diverse Community

Promoting citizen engagement in the diverse community of contemporary Bellevue requires a variety of approaches and strategies. City staff seeks to engage all Bellevue residents in civic life and cannot assume that all members of the Bellevue community are equally comfortable or familiar with activities such as volunteering with city programs or participating in public meetings. Some immigrant communities may harbor a higher level of suspicion of government based on prior experience. Further,

WHAT DOES IT MEAN?

- ▶ As a civic organization, Bellevue needs to continually listen to the public. As the community and the nature of communication change, the city will need to evaluate its outreach methods and look for new opportunities.
- ▶ Public opinion is important in developing plans, budgets, and projects. The community is actively engaged in the decisions that shape Bellevue's future.



residents with limited English may be reluctant to participate in city events, and communication between members of different cultural groups can suffer from misunderstandings due to mistaken assumptions and different culturally based expectations.

The city can take steps to better engage our diverse community in civic life. City staff can develop skills to communicate more effectively with members of diverse cultures. City staff can also develop outreach programs designed to connect to our diverse communities by holding meetings at locations in the neighborhoods and working to identify and mentor potential leaders from diverse communities. The city can develop and implement a policy on translation of city documents and interpretation at city meetings that result in a predictable service that is reasonable and affordable for the city.

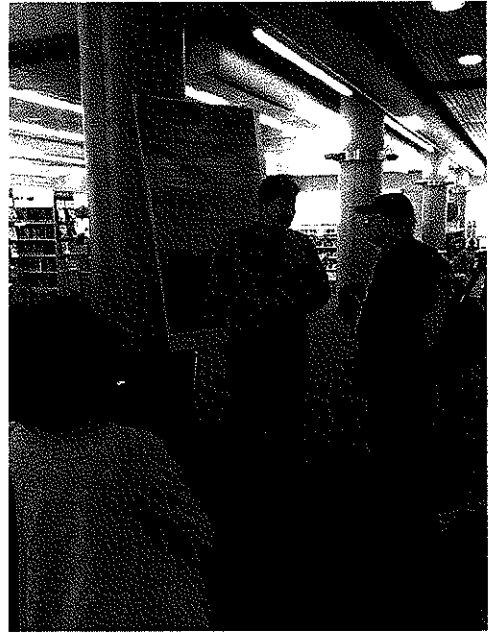
New Technologies

For some years, Bellevue staff has been using the web and social media as avenues for citizen engagement. For younger generations social media has become the default means for interacting with organizations and individuals. Also for busy professionals, especially those with families, participating in civic issues through more traditional public engagement tools, such as public hearings or open houses, is impractical. By using internet and social media tools, the city can make participation easier, more convenient, and consistent with the expectations our citizens.

Using the web and social media is also changing how cities inform citizens—allowing instant dissemination of complex information to anyone with an Internet connection. It has also transformed interactions with citizens and how input is collected. The city now has a mobile app for smart phones, communicates with the public via Facebook and Twitter, and offers a “paperless” permit application option available entirely on line. While these changes facilitate public engagement, they also raise a variety of potential problems. For example, it is harder to verify the identity of someone sending a comment electronically, maintaining an appropriately civil discourse in on-line forums can be challenging, misunderstandings can be harder to correct than in face to face communication, there may be individuals without access to these technologies, and individual privacy concerns need to be respected.

More Complex Public Projects

Complex, challenging planning projects are on the horizon, such as development of light rail; growth of the city’s employment centers; work to address affordable housing; and programs to maintain the character of residential neighborhoods even as they continue to evolve. All of these changes require the city to engage citizens in new ways and in conversations that are very different from the conversations the city had 20 years ago. The city’s citizen engagement needs to be adept at presenting increasingly technical information. The city needs to be responsive to public concerns, be able to host public conversations where a diversity of viewpoints can be expressed, and be able to integrate diverse viewpoints into planning solutions.



CITIZEN ENGAGEMENT IN BELLEVUE



WHAT DOES SUCCESS LOOK LIKE?

A successful plan would result in

- Broad participation of Bellevue citizens in city government and the civic engagement opportunities that the city offers, including citizens of many cultures, ages, and abilities.
- Members of the community from all backgrounds serve as representatives on the city's boards, commissions, and the City Council.
- The city offers multiple channels of engagement, including social media and other evolving technologies.
- Public issues, even the most controversial, are discussed respectfully and thoughtfully.
- Adopted plans and policies reflect integration of the multiple public perspectives provided through these engagement processes.

GOALS & POLICIES

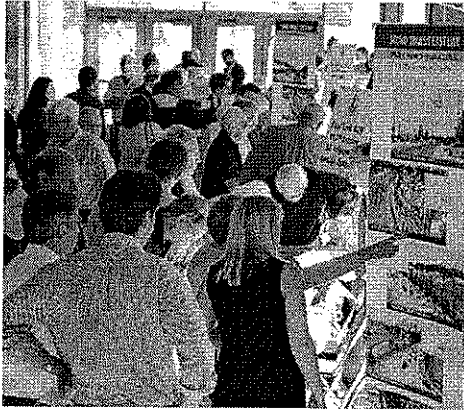
GOAL

To ensure that the public has on-going opportunities to participate in all planning efforts, the following policies should guide all future planning efforts.

POLICIES

- CE-1.** Encourage and facilitate expanded public participation in all planning processes. Design user-friendly processes that inform and educate the public about the substance of issues and how they can be involved.
- CE-2.** Consider the interests of the entire community and the goals and policies of this Plan before making land use decisions. Proponents of change in land use should demonstrate that the proposed change responds to the interests and changing needs of the entire city, balanced with the interests of the neighborhoods most directly impacted by the project.
- CE-3.** Ensure that the process which identifies new commercial areas or expands existing areas considers the impacts of potential development on affected residential neighborhoods and results in decisions that are consistent with other policies in the Comprehensive Plan.
- CE-4.** Balance the interests of the commercial and residential communities when considering modifications to zoning or development regulations.
- CE-5.** Develop and maintain Land Use Code provisions that define the process and standards relevant to each stage of land use decision making, and educate the public about these processes and standards to promote meaningful citizen engagement.
- CE-6.** Encourage and emphasize open communication between developers and neighbors about compatibility issues.



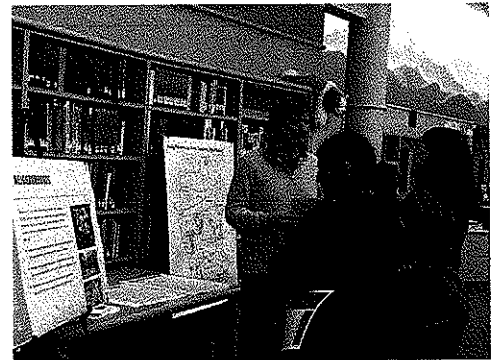


- CE-7.** Prepare a public involvement program that is tailored to effectively and efficiently involve the public in major revisions to the general elements and subarea plans of the Comprehensive Plan. Utilize citizen advisory committees or other methods that represent a broad spectrum of viewpoints as part of the public involvement program.
- CE-8.** Encourage community involvement through master planning of large public projects to provide a predictable review process.
- CE-9.** Use a range of public forums and opportunities including commissions, boards, and the community council to facilitate citizen engagement in the planning process.
- CE-10.** Use new and emerging technologies for citizen engagement where they are effective and efficient at enhancing citizen understanding and participation.
- CE-11.** Commit to engaging citizens on significant civic issues in a manner that equitably reaches all of Bellevue's population and that is inclusive of people of diverse backgrounds, languages, and abilities. Recognize that engaging some population groups may require alternative outreach methods and personal contact.
- CE-12.** Provide equitable access to the city's programs, services, and events — including accommodation for disabilities, and populations with limited English language ability.
- CE-13.** Ensure that public engagement is culturally relevant and provides citizens the opportunity to engage at all levels of decision making.
- CE-14.** Invest in training for city officials, boards and commissions, and staff to ensure effective and appropriate communication with our diverse community.

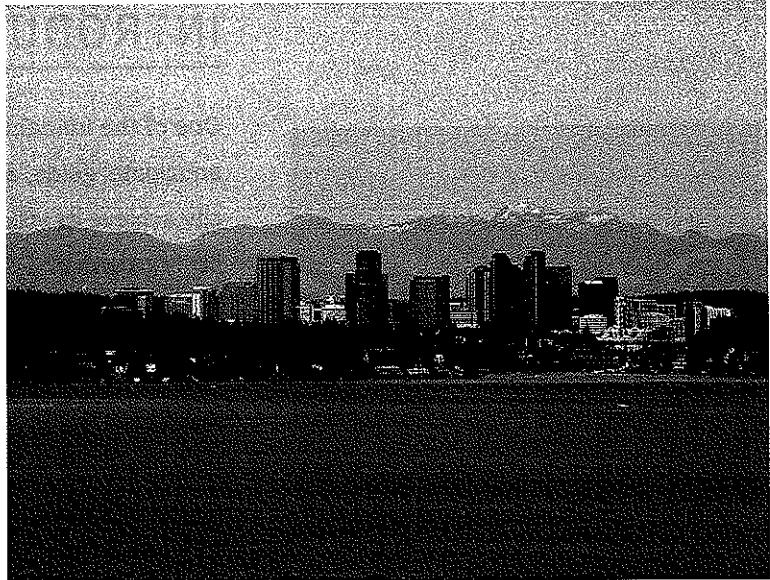
IMPLEMENTATION

The Citizen Engagement policies affect a range of city actions and help ensure citizen involvement in planning projects, amendments of the city's Comprehensive Plan and development regulations.

The specific formal opportunities for public input in development review and the specific criteria that development projects must address are defined in the Land Use Code.



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LAND USE

WHAT YOU WILL FIND IN THIS CHAPTER

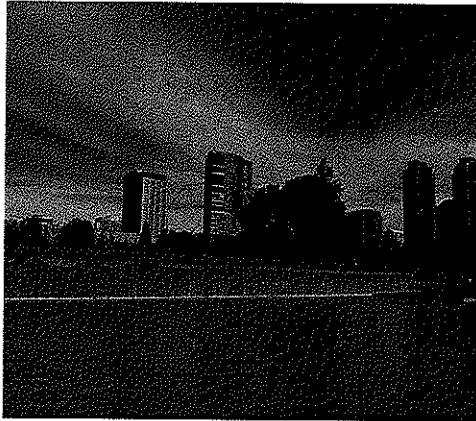
- ▶ Information about the city's expected population and employment growth.
- ▶ Discussion of challenges and opportunities the city will face as it evolves over the next twenty years.
- ▶ A map of planned land uses.
- ▶ Policies about the city's growth strategy and land uses, as required by the Washington State Growth Management Act.

LAND USE VISION

BELLEVUE GROWS IN A MANNER THAT ENHANCES THE LIVABILITY OF THE COMMUNITY, WHILE MAINTAINING THE ELEMENTS THAT RESIDENTS CHERISH.

Growth in Bellevue is focused in denser mixed use centers, like Downtown, BelRed, and Eastgate, while maintaining the city's outstanding natural environment and the health and vitality of established residential neighborhoods.

INTRODUCTION



One of the fundamental roles of the Comprehensive Plan is to anticipate, guide, and plan for growth in a way that helps the city achieve its vision. The plan is a tool to look ahead to the likely growth and ensure that the city's plans for land uses, infrastructure, and services are aligned.

The Land Use Element addresses the general pattern of land use within the city and provides a framework to guide the city's overall growth and development. It ensures an appropriate mix of land uses are available to support the city's economic goals, provide services to residents and businesses, and provide an array of choices for where to live. Land use planning helps protect environmentally sensitive areas and maintain the character of established neighborhoods while allowing the city to evolve to meet the changing needs of the community.

TODAY'S CONDITIONS AND TOMORROW'S PROJECTIONS

LAND USE TODAY AND TOMORROW

Today's Conditions

Bellevue is a major regional job center, with more people working in the city than living in it. It is the state's fifth largest city where about 134,000 people live and 140,000 people work. In the city's early years, growth occurred primarily through annexation with the development of single family subdivisions and community shopping areas. Now abutting other cities and water bodies, the city no longer has the ability to grow outward.

Centrally located on the Eastside, Bellevue is served by three major freeways. Light rail transit connecting the Eastside to Seattle is planned by 2023. The combination of geographic location, transportation access, and a beautiful natural setting has drawn people to live and work in Bellevue.

Bellevue holds on to its legacy as an agrarian community and post-war suburb with its distinct neighborhoods and beautiful natural areas and open spaces. In the early 20th century, the natural environment within Bellevue was changed by the conversion of upland forest and wetland habitats to agricultural uses and urban development. Today, the city is home to urban forests, wetlands, lakes, and more than 50 miles of free-running streams, some of which are salmon-bearing.

Future growth is largely limited to the redevelopment of existing areas. Nearly 11.3 million square feet of new commercial and residential development occurred in Downtown in the last decade, changing parking lots into high-rise office and residential towers. Recent planning efforts have identified the areas of BelRed and Eastgate as opportunities for additional infill redevelopment that leverages convenient access to transit.

WHAT DOES IT MEAN?

- ▶ By 2035, Bellevue is anticipated to add 15,800 more housing units and 51,800 more jobs.
- ▶ Downtown Bellevue is a regional center and is expected to accommodate about half of the city's housing and job growth.
- ▶ Most of the housing and job growth outside of Downtown is expected to occur in BelRed and other mixed commercial and residential centers.
- ▶ The city's land use plans seek to preserve and enhance the health and vitality of established neighborhoods and retain natural areas.



Tomorrow's Projections

Housing and Job Growth Forecasts. The Puget Sound Regional Council projects the region will grow by more than 1.7 million people and that the economy will generate more than 1.1 million additional jobs between 2000 and 2040. Within this regional context, Bellevue is expected to grow by about 30,200 people and 52,000 jobs by 2035.

Figure LU-1. 2035 Housing, Population and Job Projections

| | Housing Units | Population | Jobs |
|-----------------|------------------|------------|---------|
| 2012 | 58,400 | 130,200 | 133,400 |
| 2035 Projection | 74,200 | 160,400 | 185,100 |

These local projections are based on state and regional growth forecasts and the work of cities and counties to identify where growth should be anticipated. A major underpinning of planning is the establishment of housing and job “targets” for each city. King County and its cities use state and regional forecasts to estimate the housing and non-construction job growth for each jurisdiction. The targets reflect jurisdictions’ commitment to have the infrastructure and zoning in place to support growth within the planning time period. The targets adopted by the Growth Management Policy Council anticipate housing and job growth for the 25-year period from 2006 to 2031. To establish a projection for 2035, the city extrapolated trends through 2031, included recently annexed areas, and adjusted for development that occurred between 2006 and 2012.

Figure LU-2. 2031 and 2035 Housing and Job Growth

| | 2006 - 2031 Adopted Targets | 2012 - 2035 Projected Growth |
|---------------|--|---|
| Housing Units | 17,000 | 15,800 |
| Jobs | 53,000 | 51,800 |

**The Bellevue City Council ratified growth targets for the 2006-2031 period in May 2010 (Resolution 8088).*

Bellevue has sufficient land capacity to accommodate about 23,000 additional housing units and about 83,300 jobs, giving it more than enough capacity to meet is projected growth to 2035. About half of future housing and job growth is planned for Downtown Bellevue and the vast majority of the remaining growth is planned to occur in other mixed use centers, including BelRed, Eastgate and Wilburton. A small amount of growth is anticipated in other areas spread throughout the city through natural redevelopment and infill that is allowed under current zoning.

BUILDABLE LANDS

The 2014 Buildable Lands Report showed there is a limited supply of vacant land available for development in Bellevue, and much of the vacant land remaining today is constrained by environmentally sensitive areas, steep slopes and other factors.

The report showed that the majority of Bellevue's capacity for growth is through redevelopment of previously developed lands. These underutilized lands are largely located in Downtown, BelRed and other commercial centers. Zoning and infrastructure supports redevelopment of these areas to accommodate the city's anticipated growth.

Figure LU-3. Projected Housing Growth

Housing Growth 2012-2035

Bellevue is projected to grow from 58,400 housing units in 2012 to 74,200 in 2035. This represents an increase of about 15,800 units over 23 years.

Distribution of Housing Growth

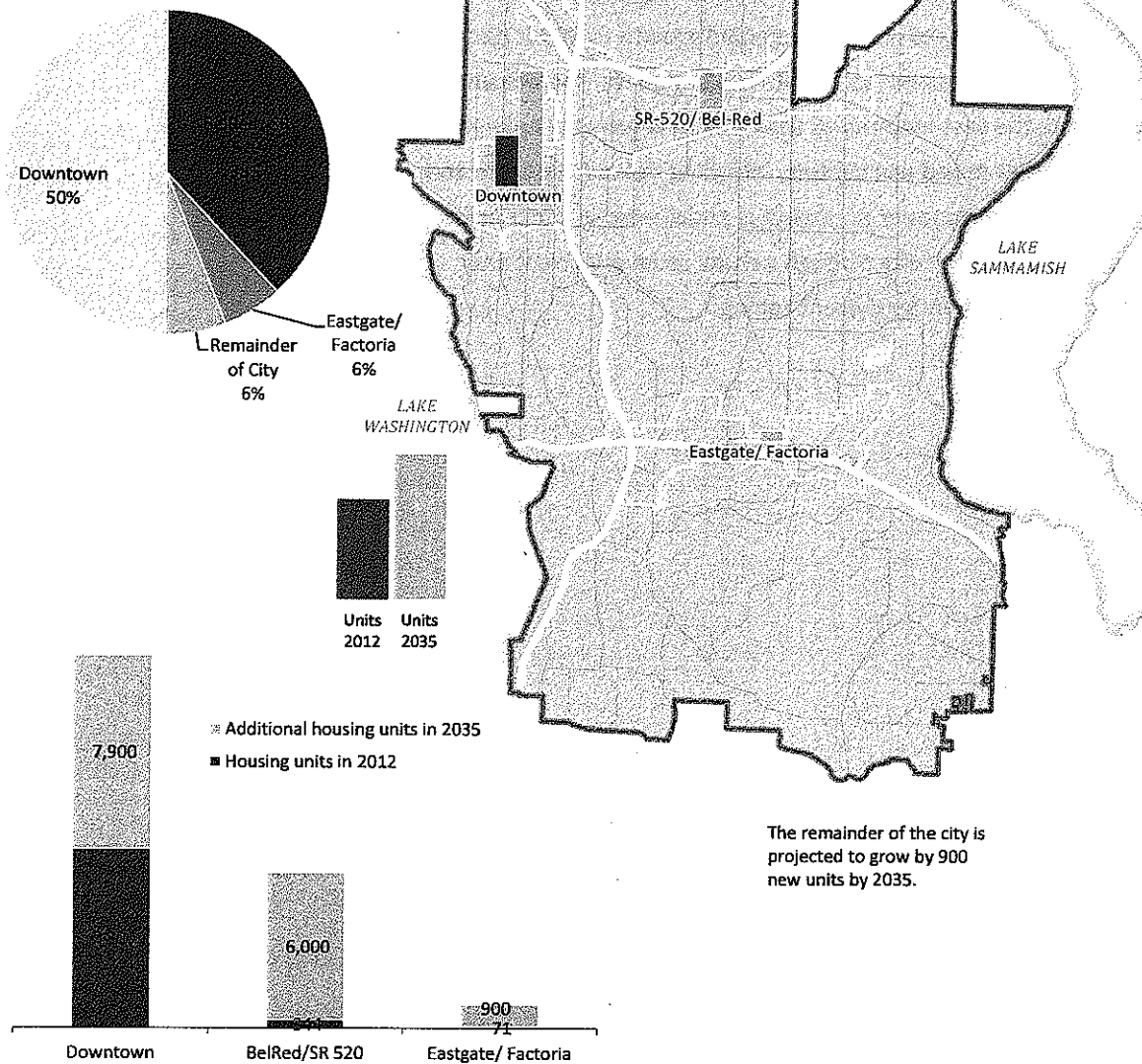


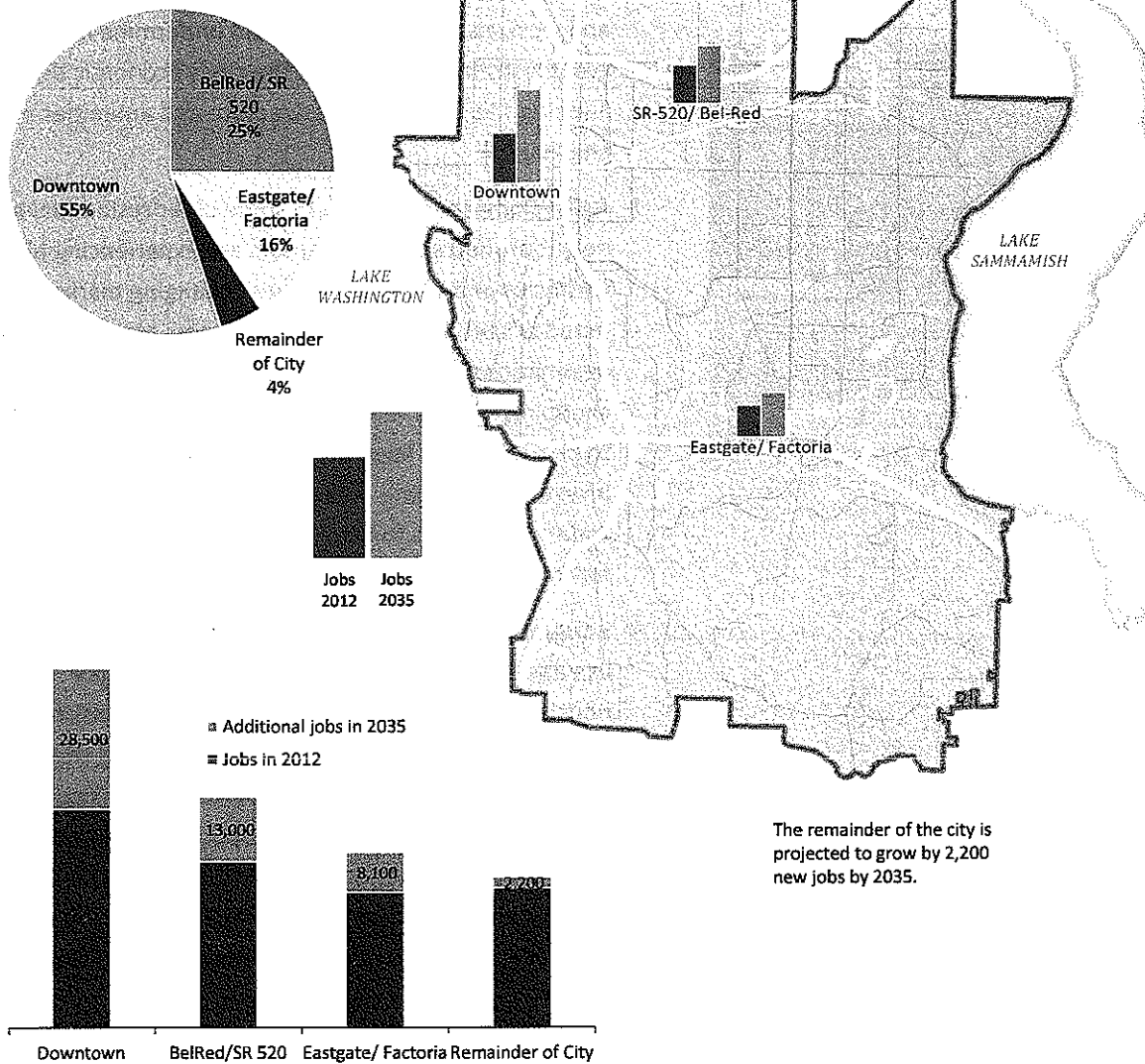
Figure LU-4. Projected Employment Growth

Job Growth 2012-2035

Bellevue is projected to grow from 133,400 jobs in 2012 to about 185,100 in 2035. This represents an increase of 51,800 jobs over 23 years.

Note: These figures do not include construction and resource jobs.

Distribution of Job Growth





CHALLENGES AND OPPORTUNITIES

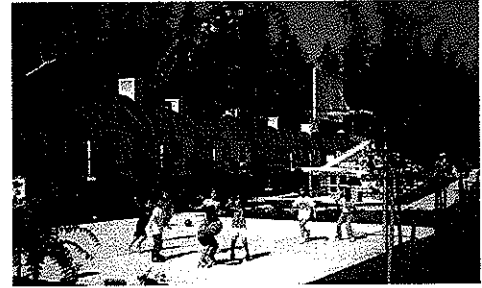
Bellevue seeks to meet the challenge of achieving the community's land use vision, accommodating future growth, and preserving what community members love about Bellevue. Challenges and opportunities include:

- **Coordinating Capital Investments with Growth.** Residents will continue to expect what Bellevue is known for: excellent services and great parks, schools, and amenities. Without quality services and amenities, people would choose to live and work elsewhere, which could undermine Bellevue's growth strategy and impact the city's economic development. Funding the required infrastructure and amenities may be a challenge.
- **Aging Commercial Areas.** In some older residential areas, neighborhood shopping centers are experiencing high vacancies and struggling to meet changing market conditions. In today's retail market, more shoppers are choosing regional destinations, larger stores, and online offerings. Smaller shopping centers' land use mix and urban form may need to be updated to keep them healthy and attracting private investment. In some areas, it may be appropriate to support a wider mix of uses to help fill gaps where there is less demand for traditional retail.
- **Integration of Land Use and Transportation.** Integrated land use and transportation planning is about choice. Integrating housing and employment with a range of transportation options makes it easier to get around. Having shopping and recreation nearby encourages walking and biking, reducing congestion on the streets and supporting vibrant and healthy communities. Higher densities and a mix of uses encourage walking and transit use. Understanding future land uses also helps the city design and build transportation facilities that continue to work as the city grows.

BELLEVUE'S LAND USE PLAN

Land Use Strategy

Bellevue's land use policies support a clear strategy for managing growth and development in a manner that is consistent with the city's economic strategy, while working to protect and enhance neighborhoods. Bellevue's land use strategy will help prepare the city for expected growth.



The growth strategy for Bellevue:

- Directs most of the city's growth to Downtown and other areas designated for compact, mixed use development served by a full range of transportation options, such as BelRed and Eastgate.
- Enhances the health and vitality of existing single family and multifamily residential neighborhoods.
- Provides for commercial uses and development that serve community needs.

In addition to being a major commercial center, Downtown is the city's fastest growing neighborhood, with opportunities for creating unique, attractive places. Growth will also occur in BelRed, transforming it into new neighborhoods with mixtures of residential and commercial uses served by light rail, as well as the city's other centers such as Eastgate, Factoria, and Wilburton. Guiding growth to Downtown and other mixed use centers supports the city's economic objectives and creates new opportunities to live, work, and play while preserving the qualities of the city's established neighborhoods and greenspaces.



Growth Management

Adopted in 1990, the state Growth Management Act requires the state's fastest growing counties (including King County) and the cities within them to prepare comprehensive plans. Jurisdictions planning under the Act are required to plan for twenty years of growth and must address land use, housing, transportation, and other planning elements.

Bellevue works towards and provides leadership in ensuring coordinated and consistent planning in the region, including participation on regional committees and boards. As a growth center, Bellevue serves an important role as a major center for jobs, commerce, transportation, and the arts.

Residential Areas

The city's residential areas exemplify Bellevue as an area of safe, quality neighborhoods with strong schools and great parks.

Bellevue's distinct residential areas have developed over a period of many decades and range from higher density residential with apartments and condominiums to mid-density single family subdivisions to equestrian lots in the northern part of the city.

These diverse neighborhood attributes make Bellevue a unique and desirable place to live. A major objective of the Land Use Element is to maintain the vitality, quality, and character of Bellevue's single family and multifamily residential neighborhoods while recognizing that neighborhoods will continue to adapt even while maintaining their character.

Most neighborhoods are stable, well-maintained, and characterized by healthy reinvestment. The city's land use strategies work to ensure that new infill development appropriately fits into existing neighborhoods. Some older neighborhoods have not attracted much private reinvestment. In these cases, the city may encourage and promote investments in neighborhoods that add vitality and are compatible with the neighborhood context. Additional

information and policies regarding neighborhoods are in the Neighborhoods Element.

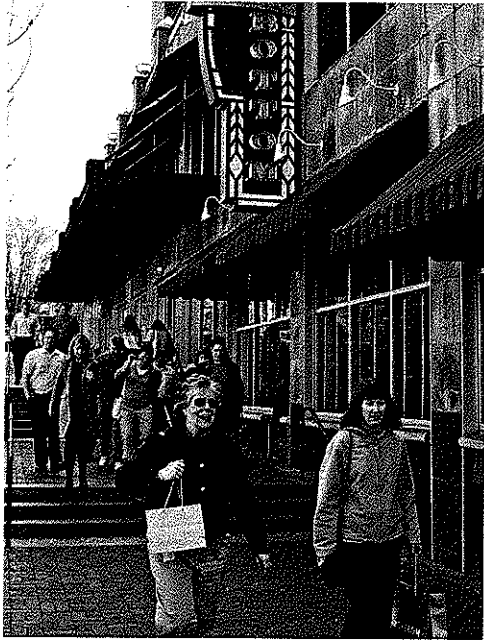
Neighborhood Commercial Centers

Bellevue has several smaller, neighborhood-oriented retail centers, such as Northtowne, Lake Hills, and Newport Hills. These centers not only provide goods and services to local residents, they serve as important focal points and gathering spaces for the surrounding communities. Neighborhood centers help establish neighborhood identity through the unique mix of local stores, design, and even public art. They are places where people run into their neighbors, where groups gather for meetings, and where celebrations happen. Bellevue recognizes the importance of maintaining the health of these neighborhood centers.

Local neighborhood centers are not expected to grow significantly, but changes in neighborhood needs and retail demands may change land use over time. For example, older grocery stores that are larger than what is competitive in today's marketplace may adapt. The city has already seen redevelopment of the Lake Hills shopping center with a new mix of uses, and some form of redevelopment is expected at the Newport Hills shopping center. The Land Use Element supports continued engagement and investment to maintain the health of these important neighborhood centers.

Bellevue residents desire places to gather and connect with neighbors. These places are neither home nor work but an additional type of gathering place referred to as "third places." The Economic Development Element provides further discussion about the value of revitalizing third places. In some cases, it may also be appropriate to create new neighborhood gathering places.

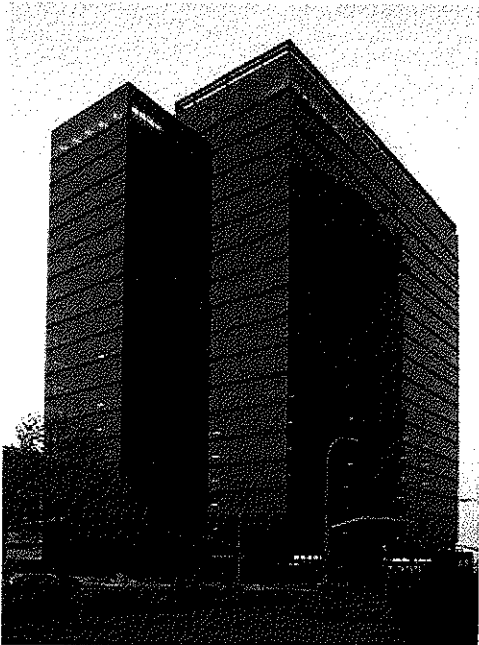




Downtown and Mixed Use Centers

- **Downtown.** Downtown Bellevue has become the regional growth center of the Eastside. It is home to regional shopping destinations and tall office buildings as well as historic Main Street. With a large number of new residential developments built since the late 1990s, Downtown is now one of the city's largest residential neighborhoods. Amenities such as the Meydenbauer Center, the award winning regional library, and a 20-acre urban park add to the vitality of the Downtown Bellevue experience for a growing number of workers and residents.

Downtown has the greatest employment and housing density in the city. In 2012, there were more than 45,000 jobs in Downtown (representing approximately a quarter of the city's employment) and more than 10,000 residents living Downtown. Together with cultural and entertainment uses, residents and workers provide an active daytime and nighttime environment. Local and regional plans designate Downtown Bellevue as one of King County's Urban Centers and the area in Bellevue that will receive the city's most intense development. In Vision 2040, the region's long-term plan, Downtown Bellevue is one of twenty-eight regional growth centers and the largest employment center outside of Seattle. In addition to serving the region, Downtown plays a vital role for the residents within its boundaries and from adjacent neighborhoods by providing convenient access to everyday goods and services.



- **BelRed.** Historically an area with warehouses and manufacturing, BelRed has begun to transition with the departure of many of the traditional uses, the expansion of the Medical Institution district, and the introduction of more retail shops, auto dealerships, and office developments. The new BelRed Subarea Plan, adopted in 2009, targets significant investments to take advantage of planned light rail stations and an economic niche different from Downtown. The Spring

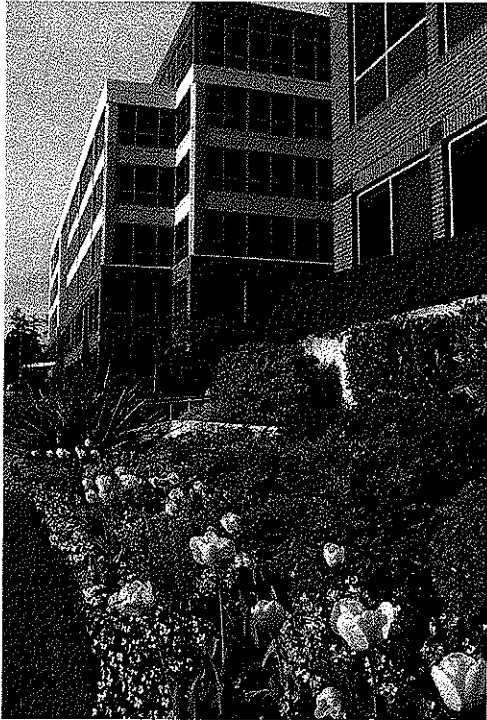
District development is under construction and aims to be a catalyst around the 120th Avenue station. Overall, BelRed is expected to grow by about 5,000 housing units and 10,000 jobs over the next two decades.

- **Eastgate/Factoria.** While not home to as many employees as Downtown or the BelRed area, Eastgate/Factoria has a significant concentration of Bellevue's jobs. The office complexes along the I-90 corridor in the Eastgate/Factoria area are home to many new-economy businesses, including T-Mobile and Verizon. Factoria includes the Market Place at Factoria, a regional retail center, as well retail and services that cater to the surrounding neighborhoods.
- **Wilburton.** Located along the I-405 corridor, Wilburton has a concentration of offices and hotels, and also includes a significant number of auto dealers and retail stores. This area is anticipated to change significantly due to its strategic location between Downtown and BelRed and its proximity to the freeway and light rail.
- **Crossroads.** Crossroads, in the northeast quadrant of the city, is a community commercial center containing retail stores and offices that serve both the nearby neighborhoods and the larger community.



Other Commercial Areas

Recognizing the importance of a strong Downtown, city policy is to foster a strong, diverse economy. To achieve this, it is important that other commercial districts remain vital. Future economic conditions and shifting demand may change the nature of some commercial areas, resulting in redevelopment or new uses in some business sectors. As the marketplace shifts, the city should plan for the next generation of uses that will want to locate here.



Industrial Areas

Bellevue has a history of light industrial and manufacturing uses. Over the last decade the demand for light industrial space in Bellevue has diminished relative to other competing commercial uses. The city saw significant shifts of light industrial lands with zoning changes in both Eastgate and the BelRed. Additionally, the context of manufacturing uses in Bellevue has changed. The BNSF railroad has ceased operations; Safeway relocated its distribution and cold storage facility to Auburn; and other, larger industrial areas have sprung up in other parts of the region, drawing industrial business away from Bellevue.

It is unlikely that Bellevue will play a regional role in manufacturing and industrial activity over the next few decades. However, industrial and commercial properties can have local value, whether for research and development, construction services, or storage. The Comprehensive Plan supports maintaining a critical mass of light industrial lands, primarily in the Richards Valley area, to serve local needs.

PUBLIC HEALTH AND LAND USE

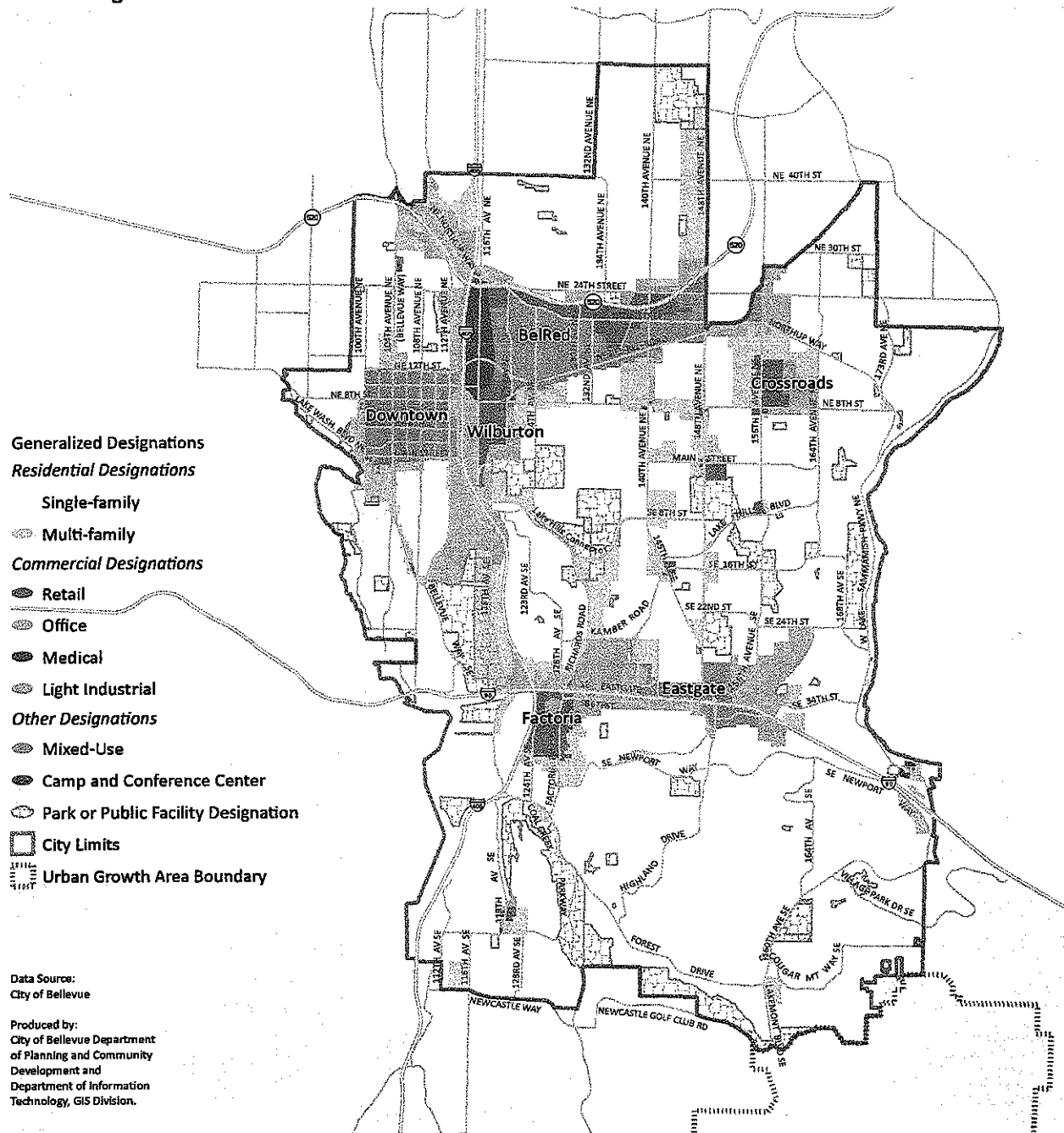
Research has identified how planning and development can have a major impact on public health. Development patterns that promote walking can significantly reduce health risks including the growing rates of obesity.

WHAT DOES SUCCESS LOOK LIKE?

- Bellevue's land use pattern creates sufficient land capacity to achieve growth targets, while directing growth to appropriate areas.
- Neighborhoods have retained their historic character while adapting to current needs.
- New and revitalized mixed use centers are thriving throughout the city.
- Bellevue is a community with "third places" where residents can interact with their neighbors.

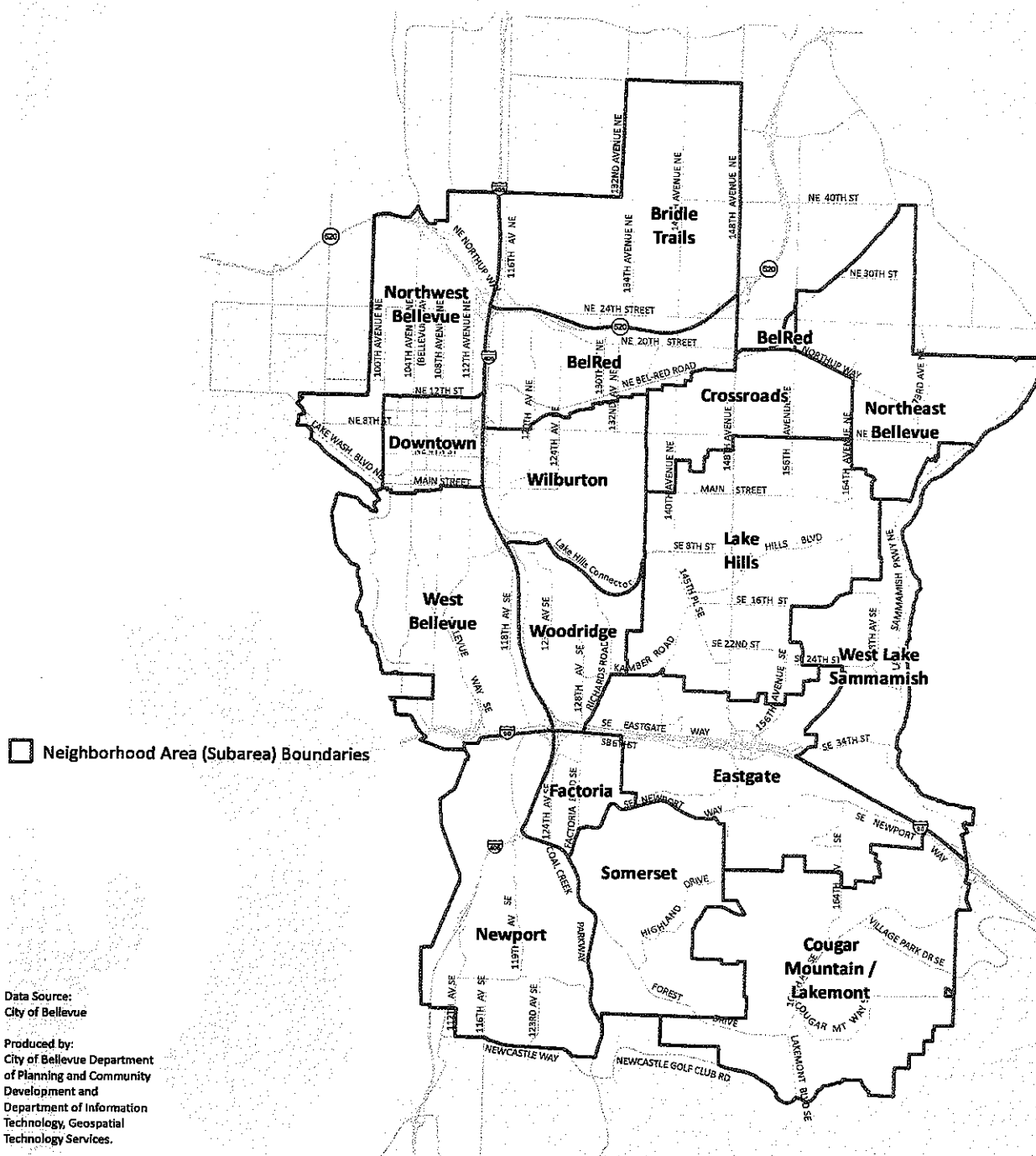
Map LU-1. Generalized Comprehensive Plan Land Use Designations

This map is a generalized view of designated land uses in the Comprehensive Plan showing the geographic and spatial relationships between different uses. Residential uses are shown as either single-family or multi-family. Commercial uses are shown as retail, office, medical and light industrial, and all designations allowing mixed use are shown as one color. See pocket Comprehensive Plan Map or Neighborhood Area (Subarea) plans for detailed land use designations.



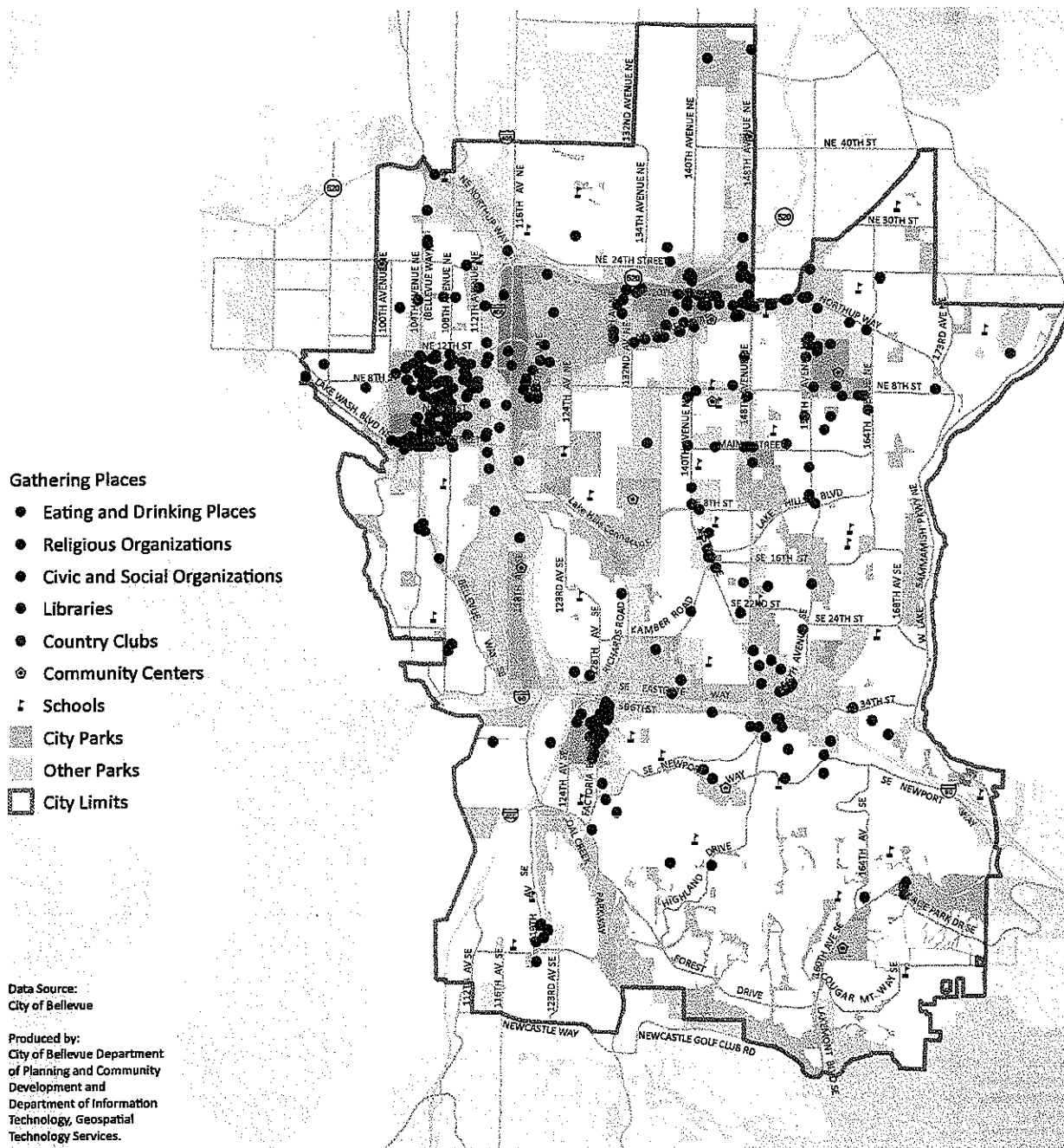
Map LU-2. New Neighborhood Area (Subarea) Boundaries

Neighborhood areas define places in Bellevue where planning occurs at a finer level. Plans for neighborhood areas include specific policies addressing the unique issues of each area. These boundaries are updated to better align with community expectations. As neighborhood area plans are updated, these new boundaries will be applied.



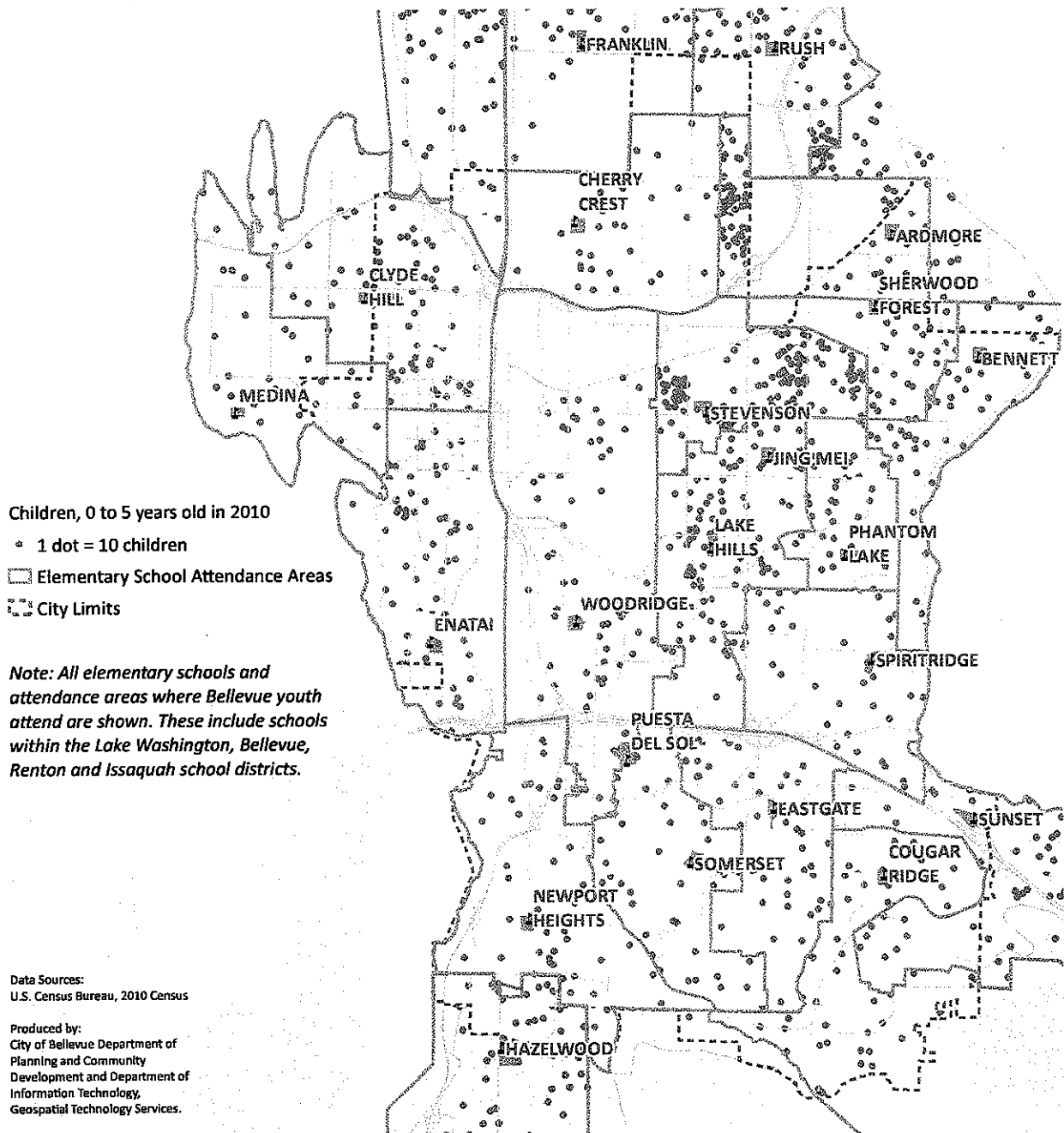
Map LU-3. Community Gathering Places

This map shows different places people can gather within Bellevue to meet and socialize. Places include public and private venues where people may share a meal or drink such as a coffee shop or restaurant, host a meeting to work on a project such as a library, school or community center, or go for a walk or recreate such as a park, trail or recreation center. Generalized land use designations and parks are shown in the background for context.



Map LU-5. Elementary School Attendance Areas and Young Children

This map shows the number of young children living within each Elementary School Attendance area. Each dot represents ten children between the ages of zero and five in 2010 (from the most recent decennial Census), who would now be elementary school age. The greater the number of dots, the greater the concentration (i.e. density) of young children living within the attendance area. Schools and attendance areas from the four school districts serving Bellevue children are represented.



GOALS & POLICIES

GOAL

To develop and maintain a land use pattern that protects natural systems and retains trees and open space; maintains and strengthens the vitality, quality and character of Bellevue's neighborhoods; and focuses development activity in Downtown and other commercial and residential centers.

POLICIES

Land Use Strategy

- LU-1.** Promote a clear strategy for focusing the city's growth and development as follows:
1. Direct most of the city's growth to the Downtown regional growth center and to other areas designated for compact, mixed use development served by a full range of transportation options.
 2. Enhance the health and vitality of existing single family and multifamily residential neighborhoods.
 3. Continue to provide for commercial uses and development that serve community needs.
- LU-2.** Retain the city's park-like character through the preservation and enhancement of parks, open space, and tree canopy throughout the city.
- LU-3.** Promote a land use pattern and an integrated multimodal transportation system.

GROWTH TARGETS

- ▶ Bellevue works cooperatively with King County and other cities to establish long-range population growth targets based on state and regional forecasts.
- ▶ The city's current adopted growth targets are for 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period. This would mean growth of about 15,800 housing units and 51,800 jobs between 2012 and 2035.
- ▶ The city uses these targets to identify the needed zoning and infrastructure to accommodate this level of growth. The targets are not a commitment that the market will deliver these numbers.



Growth Management

- LU-4.** Support a land use vision that is consistent with the GMA goals, the regional Vision 2040, and the King County Countywide Planning Policies.
- LU-5.** Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035.
- LU-6.** Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.
- LU-7.** Periodically update the city inventory of buildable land capacity and evaluate development activity and achieved densities to ensure that the city is able to meet its regionally-adopted housing and employment targets over the next 20 years.
- LU-8.** Evaluate household and employment forecasts on a periodic basis to ensure that land use policies based on previous assumptions are current.
- LU-9.** Work with regional partners to achieve a mix of jobs and housing that makes it possible for people to live closer to where they work.
- LU-10.** Support school district's efforts to identify and plan for future school facility siting that meets community needs.

Residential Areas

- LU-11.** Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's codes.
- LU-12.** Promote maintenance and establishment of small-scale activity areas within neighborhoods that encourage pedestrian patronage and provide informal opportunities for residents to meet.
- LU-13.** Support neighborhood efforts to maintain and enhance their character and appearance.

- LU-14.** Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood.
- LU-15.** Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.
- LU-16.** Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

Neighborhood Commercial Centers

- LU-17.** Maintain areas for shopping centers designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establish neighborhood identity.
- LU-18.** Encourage new neighborhood retail and personal services in locations that are compatible with the surrounding neighborhood, allow for ease of pedestrian access, and enhance neighborhood character and identity.
- LU-19.** Support mixed residential/commercial development in all Neighborhood Business and Community Business land use districts in a manner that is compatible with nearby uses.



Downtown and Mixed Use Centers

- LU-20.** Support Downtown's development as a regional growth center, with the density, mix of uses and amenities, and infrastructure that maintain it as the financial, retail, transportation, and business hub of the Eastside.
- LU-21.** Support development of compact, livable and walkable mixed use centers in BelRed, Eastgate, Factoria, Wilburton and Crossroads.
- LU-22.** Monitor trends in Bellevue's job centers and consider land use changes, if needed, to maintain the vitality of these centers.



Commercial and Light Industrial Areas Outside of Centers

- LU-23.** Provide a diversity of commercial areas outside the Downtown to provide an array of business and development opportunities and to serve other parts of the community.
- LU-24.** Maintain a critical mass of light industrial land in the Richards Valley area and other appropriate areas to serve local needs.



Land Use Compatibility

- LU-25.** Assess the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.
- LU-26.** Access high-traffic generating land uses from arterials whenever possible. If this is not possible, provide mitigation to address access impacts.
- LU-27.** Encourage the master planning of multi-building and multi-parcel developments and large institutions to emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- LU-28.** Minimize spillover parking from commercial areas, parks and other facilities encroaching on residential neighborhoods, through residential parking zones and other measures.

Citywide Policies

- LU-29.** Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.
- LU-30.** Recognize the placemaking value of arts and cultural facilities and work to site them throughout the city as a means to enhance neighborhoods.
- LU-31.** Encourage development of amenities, services and facilities that are supportive of all types of families through investment, incentives and development regulations.
- LU-32.** Acquire and maintain a system of parks, open space and other landscaped areas to perpetuate Bellevue's park-like setting and enhance the livability of the city's neighborhoods.
- LU-33.** Preserve open space and key natural features through a variety of techniques, such as sensitive site planning, conservation easements, transferring density, land use incentives and open space taxation.
- LU-34.** Support provision of child care equitably throughout the city:
 1. Allow family child care homes in residences in all single family land use districts through a discretionary review process, unless otherwise required by state law or regulation.
 2. Permit child care centers in all non-single family land use districts and allow child care centers as part of a community facility as long as the center has been identified as part of any discretionary review permit.
- LU-35.** Adopt and maintain policies, codes and land use patterns that promote walking in order to increase public health.
- LU-36.** Locate new community facilities near major transit routes and in areas convenient to pedestrians and bicyclists.

TRANSFERRING DENSITY

- This is a tool that allows density to be transferred from one site to another through the transfer or sale of development rights.
- Transferring density is used to concentrate development in specific areas supported with infrastructure, while preserving or protecting open space and natural resources elsewhere.



Annexation

- LU-37.** Support the comprehensive annexation of the city's remaining Planned Annexation Area.
- LU-38.** Require owners of land annexing to the city to be subject to their proportionate share of the city's bonded indebtedness.
- LU-39.** Make every effort to ensure that land within Bellevue's Potential Annexation Area develops according to Bellevue Comprehensive Plan policies and development standards.
- LU-40.** After annexation, transfer all review authority for all land currently undergoing development review in King County to the City of Bellevue.

POLICY CONNECTIONS

The Land Use Element addresses the general location of land uses in the city and anticipates the amount and distribution of growth. It provides a framework for other elements, especially planning for infrastructure and services to respond to growth and changing land use patterns.

The **Housing** Element includes policies on ensuring a sufficient array of housing types and affordability to meet the community's needs.

The **Capital Facilities** and **Utilities** Elements address the infrastructure and services needed to serve land uses and development and also ensure that financial planning for public improvements is timed consistent with growth expectations.

The **Transportation** Element is key to understanding the integration between land use and the city's multimodal transportation system to ensure that transportation facilities and services support the city's growth strategy.

The **Environment** and **Shoreline** Elements address the protection of natural systems, including critical areas.

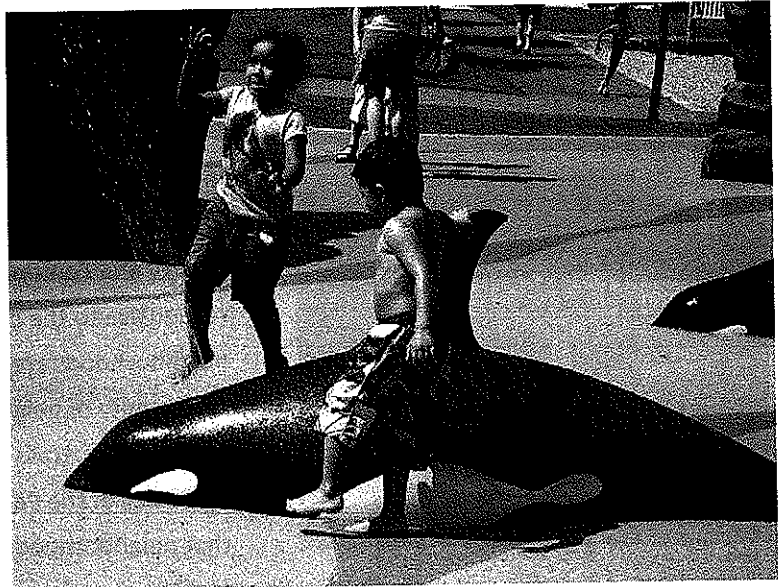
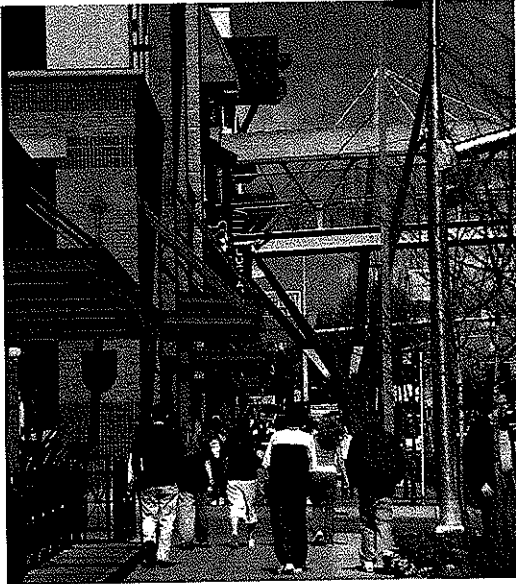
The **Neighborhoods** Element describes the key challenges and opportunities facing Bellevue's neighborhoods and contains policies addressing neighborhood core needs, social connectivity, adaptability, neighborhood character, and neighborhood area planning.



IMPLEMENTATION

Bellevue implements the Comprehensive Plan through numerous actions, including day-to-day operations, capital investments, and review of new development projects. It would be impractical to list every action that will be taken to implement the plan and impossible to identify actions that may be taken in the future. However, the programs listed below show some of the next steps that directly relate to the Land Use Element.

| Implementation Program | Type |
|--|---|
| Land Use Code Work Program The Land Use Code work program includes a number of initiatives to update or draft new development regulations. | Land Use Code: updated annually. |
| Neighborhood Area Plans Neighborhood area plans are an opportunity to look at planning issues at a neighborhood scale. | Subarea Plans: updated periodically. |
| Development Review Review of development projects works to ensure that they conform with the Land Use Code. | Program: on-going. |



NEIGHBORHOODS

WHAT YOU WILL FIND IN THIS CHAPTER

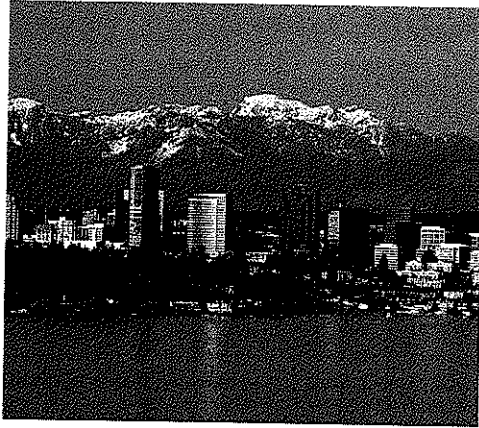
- ▶ A description of the key issues that shape the character and quality of life in Bellevue's neighborhoods.
- ▶ Discussion of the challenges and opportunities facing Bellevue neighborhoods.
- ▶ Policies addressing issues common to all Bellevue neighborhoods.

NEIGHBORHOODS VISION

BELLEVUE IS A COMMUNITY OF DIVERSE AND VIBRANT NEIGHBORHOODS.

Bellevue residents live in a variety of distinctive, safe and attractive neighborhoods that provide amenities and opportunities for a high quality of life. The strong connections among neighbors contribute to these qualities and the ability of neighborhoods to respond to change.

INTRODUCTION



Bellevue is a city of neighborhoods, including single family and multifamily communities and the growing vertical neighborhoods of Downtown and BelRed. Each neighborhood has a rich history and community traditions while also being dynamic and responsive to the changing needs of its residents. Bellevue's neighborhoods are home to a diverse and well connected community of neighbors with local connections to schools, stores, parks, trails and the natural beauty that defines the character of the Pacific Northwest. The city's role is to ensure that neighborhoods enjoy a high-quality environment that facilitates a safe and welcoming community, are able to adapt to changing needs, and preserve what is cherished most.

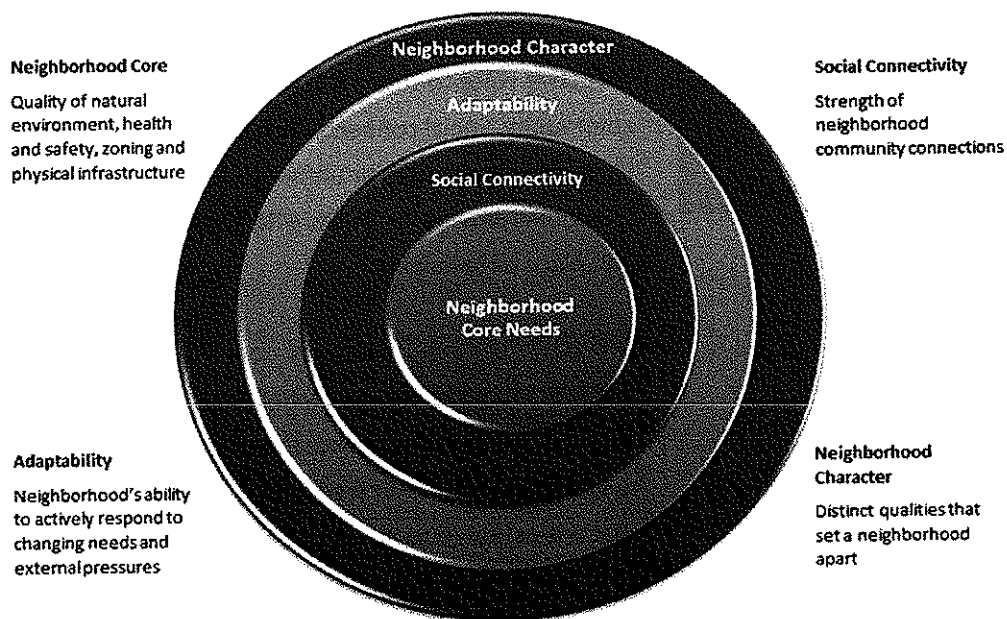
Policies to keep Bellevue's neighborhoods healthy and vital are integrated throughout the Comprehensive Plan. The Neighborhoods Element provides an additional framework to consider issues that go beyond a neighborhood's basic needs, such as responding to change and external forces. The Neighborhoods Element also establishes policies for maintaining and updating the city's neighborhood area (subarea) plans, as defined by the state Growth Management Act.

ELEMENTS OF A HIGHLY FUNCTIONING NEIGHBORHOOD

As depicted in Figure N-1, four factors shape neighborhood quality: Neighborhood Core Needs, Social Connectivity, Adaptability and Neighborhood Character. In the center is Neighborhood Core Needs: the natural environment, services and physical infrastructure that provide for basic needs. Surrounding that core are the people and the social connections that make up the heart of the community. Adaptability is the ability of that local community to respond to changes (both internal and external) that impact its health and development. Neighborhood character is comprised of the distinct qualities and amenities that set each neighborhood apart and provide a 'sense of place.'



Figure N-1. Key Elements of a Highly Functioning Neighborhood





Neighborhood Core Needs

All Bellevue neighborhoods share a common core of basic needs. Basic needs include a quality built environment that facilitates a safe and welcoming community and neighborhood centers, local businesses, schools, community centers and other “third places” for neighbors to meet. Connectivity within and among neighborhoods is necessary to provide access to schools, parks, businesses and trails. Neighborhoods depend on core city services to safeguard the health and safety of the community, provide appropriate zoning and regulations, steward natural resources and maintain vital infrastructure.



Social Connectivity

Neighborhoods are made up of people. The strength of the connectedness among neighbors contributes to residents’ quality of life. Social connectivity determines a neighborhood’s ability to resolve neighborhood disputes, prepare for emergencies, deter crime, care for elderly or vulnerable residents, and have a collective voice to shape the amenities, planning and future of the community. Social connectivity helps the community bounce back from natural disasters or unforeseen tragic incidents. It is the social fabric that provide residents with a strong “sense of community” and place of belonging.

Adaptability

Bellevue is a growing, international, world-class city. Bellevue’s neighborhoods reflect its past, present and future. Bellevue’s neighborhoods are not static. They are dynamic communities that will continue to adapt and change while seeking to preserve what residents’ value most. They will grow with new schools, businesses, parks and amenities. They will reflect the market forces that respond to changing housing needs for Bellevue’s diverse community. Adaptable neighborhoods play an active role in responding to the changing needs and external pressures that impact their community.

Neighborhood Character

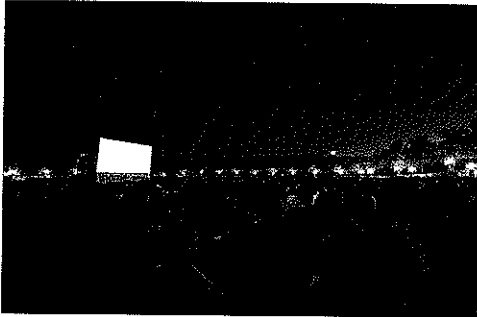
Bellevue values the distinct character and qualities of the city's diverse neighborhoods, whether it is the vibrancy of Downtown, Crossroads and BelRed neighborhoods, the shoreline communities of West Lake Sammamish and Lake Washington, the hilltop neighborhoods of Cougar Mountain, Somerset and Newport Hills, the historic neighborhoods of Wilburton, Northtowne, Lake Hills and Woodridge, or the wooded neighborhoods of Enatai and Bridle Trails. Bellevue has sixteen neighborhood areas, including the changing areas of Downtown, BelRed and Eastgate. Each area is home to many smaller neighborhoods. The diversity of Bellevue's neighborhoods is a city treasure—the unique look and feel of each neighborhood depends on its location, history, and natural and built environment.

The city encourages and coordinates neighborhood participation in projects to enhance unique neighborhood character. Neighborhood groups can partner with the city on features such as landscape plantings, signage, artwork, and special paving on streets or sidewalks. Neighborhood engagement with the city shapes city planning and decision making on neighborhood improvements and determines how to preserve and develop distinct neighborhood character across the city.

WHAT DOES IT MEAN?

- ▶ Bellevue has sixteen neighborhood areas, each containing several smaller neighborhoods.
- ▶ Bellevue's population is increasingly diverse.
- ▶ Most of the city's remaining residential capacity is in mixed use areas, primarily Downtown and BelRed.

TODAY'S CONDITIONS AND TOMORROW'S PROJECTIONS



NEIGHBORHOODS TODAY AND TOMORROW

Each of Bellevue's sixteen neighborhood areas is home to many smaller neighborhoods including extraordinary single family areas and strong multifamily neighborhoods. Bellevue has shown its commitment to neighborhoods by providing planning and services that have made these highly desirable places to live.

Bellevue has been successful at cultivating a vibrant urban center downtown, providing amenities that attract a thriving residential and business community. BelRed will become another dynamic, vertical neighborhood. As Bellevue continues to grow, most growth will occur in these denser mixed commercial and residential areas. This will increase density in Bellevue's core urban areas, lead to the development of new vertical neighborhoods while protecting established neighborhoods from needing to absorb this growth.

Factors that will affect the future of neighborhoods include:

- Neighborhoods want to preserve and develop their unique character, which is shaped by location and history.
- Bellevue's population will have changing needs, such as smaller households and older adults who want to stay in their neighborhood.
- Ninety percent of the city's future housing capacity is in Bellevue's multifamily mixed use districts.
- As Bellevue becomes denser, residents will continue to want safe, quality neighborhoods and access to schools, parks, trails, local stores and recreation.



CHALLENGES AND OPPORTUNITIES

Cycles of Private Investment

During upturns in the housing market, neighborhoods face increased private development and construction projects, redevelopment of single-family homes, increases in investment properties, group homes and rentals and increases in traffic. On the flip side, during economic downturns neighborhoods may face foreclosures, vacant properties, substandard maintenance and stalled commercial development. During all points in the economic cycle, city policies and planning help to protect and mitigate negative impacts of changing market conditions and provide benefits from new opportunities and amenities.



Maintaining Safe and Welcoming Environments

Maintaining a high level of neighborhood safety depends on the strength of partnership between the city and local residents. This includes on-going attention to residential crime prevention, emergency preparedness, public safety services, enforcement of city codes, neighborhood maintenance, the maintenance of public property and right-of-way, walkability, lighting and social cohesiveness.



Increasing Diversity

Bellevue's residents are increasingly diverse, adding layers of complexity to the community life of Bellevue's neighborhoods. This diversity provides both opportunities for residents and a challenge to engage cross-culturally in community life. Bellevue's neighborhoods need to provide places for local connection and the city needs to encourage neighborhood social cohesiveness by supporting the neighborhood associations, community clubs, faith communities, park and community services, schools, non-profits and businesses that invest in Bellevue's community.



Capacity for Problem-Solving

Neighborhood capacity to collectively address changing needs and external stresses depends on the organization of community groups, neighborhood associations, and the skills of local leaders. Neighborhoods with active associations that are familiar with the city process and decision making are in a stronger position to solve problems. By providing clear channels of two-way communication with neighborhoods, the city safeguards against unnecessary disruptions and turmoil, and gains local insight for planning and creative solution-making.

Maintaining Neighborhood Character

As Bellevue matures, the variety of expression, history and local amenities in its neighborhoods will enrich the quality of life for the entire community. A balanced and nuanced approach will be necessary to accommodate expected growth and development while preserving neighborhood character. Success will require balancing the the needs of the whole city while avoiding a "one size fits all" approach to neighborhood planning that undermines neighborhood distinctiveness.

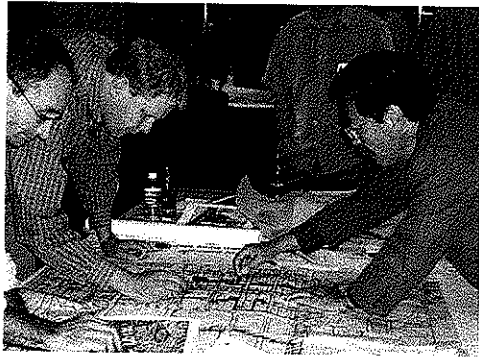
BELLEVUE'S PLAN FOR NEIGHBORHOODS

Strong community connections strengthen neighborhoods and directly raise the quality of life. The Neighborhood Plan provides policies to support the resiliency and capacity of neighborhoods to respond to local needs, care for one another, and develop a strong sense of community.

Neighborhoods are dynamic and will have changing internal needs, such as the desire for older adults to age in place, as well as external forces such as shifting investment patterns. The Neighborhood Plan provides policies that identify changing conditions in neighborhoods, and provide support for local community responses to meet changing needs.

Distinct neighborhood character enhances the quality of life for the entire city. Because neighborhoods have unique values, amenities, natural environments and local priorities, the Neighborhood Plan provides policies that encourage neighborhoods to preserve and develop distinct neighborhood character, engage locally on neighborhood enhancement projects, and improve communication with the city on sharing neighborhood-specific priorities, opportunities and concerns.





NEIGHBORHOOD AREA PLANNING

Bellevue plans for neighborhood areas through neighborhood area (subarea) plans. Subarea plans have been an important tool for addressing the changing needs and conditions of specific parts of the city. These neighborhood areas include changes to subarea boundaries to better reflect today's neighborhood areas, and to facilitate long-range planning.

The Neighborhoods Element provides policies to periodically update the neighborhood area (subarea) plans as conditions warrant, and provides structure for policies that account for distinctive neighborhood character to develop over time. The city understands that not every neighborhood-specific concern is a citywide issue: some matters are best approached at a neighborhood-area scale, with awareness of a wider city context.

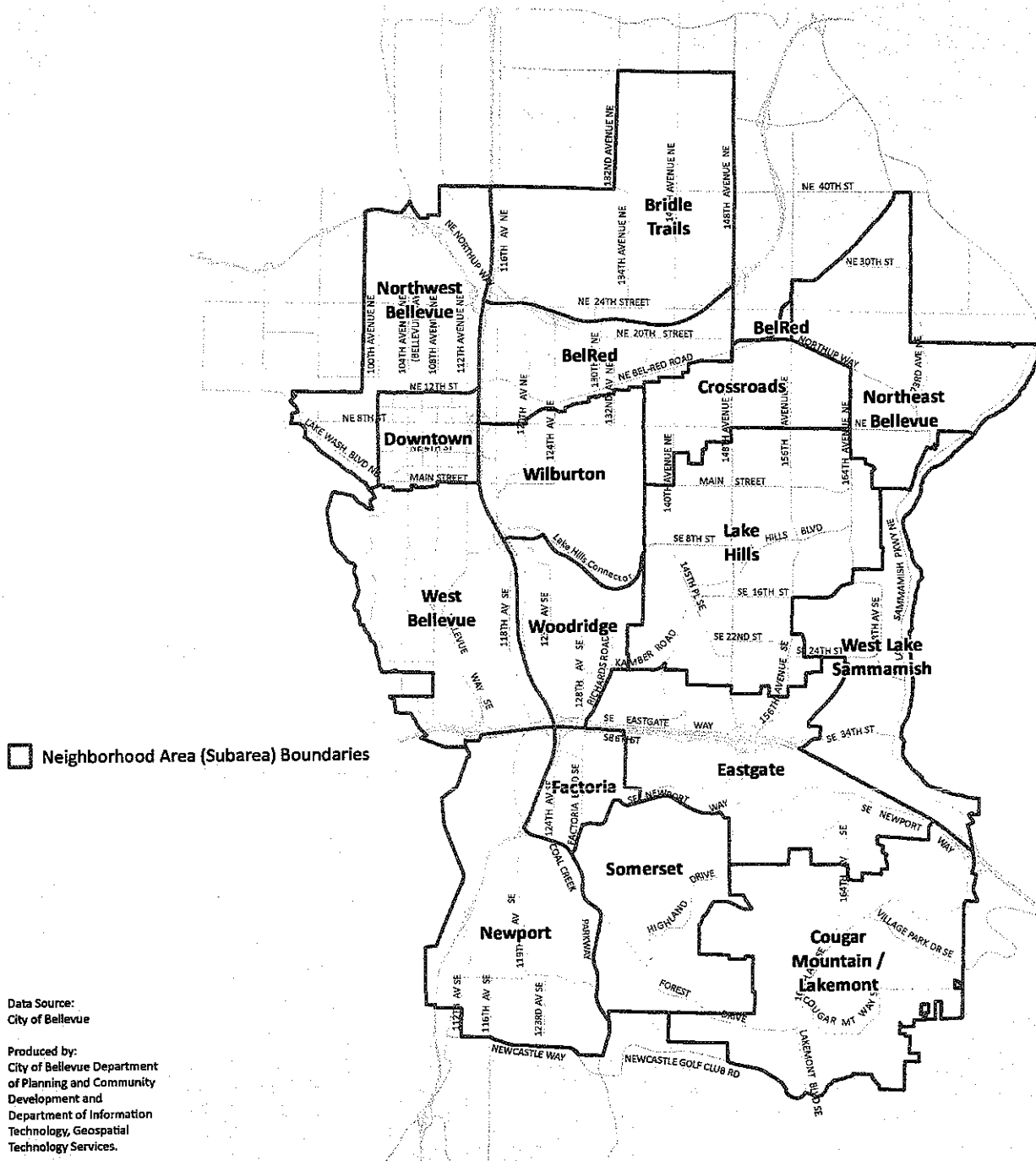


WHAT DOES SUCCESS LOOK LIKE?

- Residents are safe and comfortable in their neighborhoods.
- Neighbors feel a sense of belonging through participation in their neighborhood and community associations, community centers, and schools.
- The city works with neighborhoods to respond to emerging concerns and changing conditions.
- New neighborhood plans reflect local values, identity, and character.

Map N-1. New Neighborhood Area (Subarea) Boundaries

Neighborhood areas define places in Bellevue where planning occurs at a finer level. Plans for neighborhood areas include specific policies addressing the unique issues of each area. These boundaries are updated to better align with community expectations. As neighborhood area plans are updated, these new boundaries will be applied.



GOALS & POLICIES



GOAL

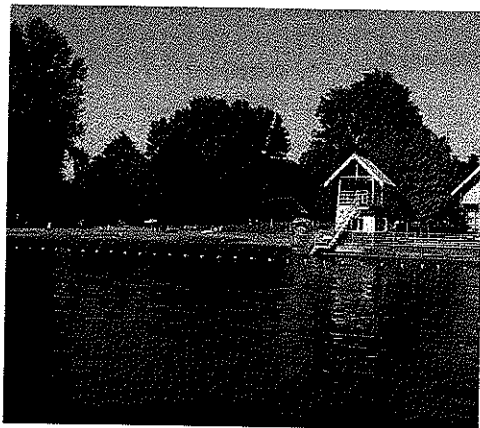
To maintain and enhance the high quality of life in Bellevue's distinctive neighborhoods.

POLICIES

The neighborhood policies below build from and add to the many neighborhood-directed policies found throughout the Comprehensive Plan. Policy direction found elsewhere in the Comprehensive Plan, while critical to neighborhoods, is not repeated here. See "Policy Connections" for extensive references.

Neighborhood Core Needs

- N-1. Maintain neighborhoods as safe and welcoming environments for everyone to enjoy.
- N-2. Ensure police, fire and emergency services provide high levels of public safety that respond to growth and changing community needs.
- N-3. Equip residents, businesses, and community service providers through education and training to be active participants in public safety (including, but not limited to, emergency preparedness, crime prevention, first aid and fire prevention).
- N-4. Plan and prepare for the response, recovery, and mitigation of potential disasters and hazards.



Social Connectivity

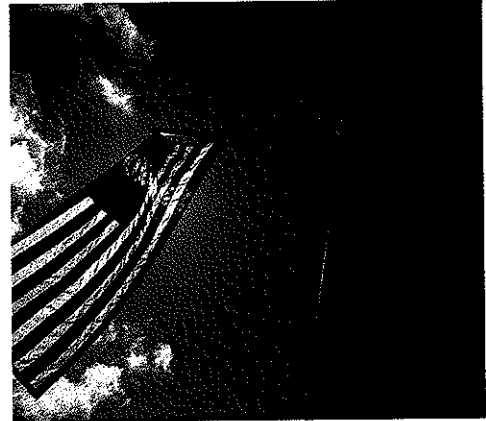
- N-5.** Promote community connections that strengthen the social fabric of neighborhoods, including support for local neighborhood associations, community clubs, community centers, school organizations and non-profits that invest in building community.

Adaptability

- N-6.** Provide venues for two-way communication with residents to listen to and respond to emerging neighborhood opportunities and concerns.
- N-7.** Support the capacity of local neighborhood communities to actively engage and respond to changing internal neighborhood needs and external stresses.
- N-8.** Regularly track changes in demographics and neighborhood indicators to improve city responsiveness to changing conditions in neighborhoods.

Neighborhood Character

- N-9.** Preserve and develop distinctive neighborhood character within Bellevue's diverse neighborhoods.
- N-10.** Provide programs and support for residents to make a difference in local neighborhood improvements. This includes ways to direct neighborhood enhancement projects, neighborhood identity signage, gateways, park enhancements, neighborhood art, and maintenance of public right-of-ways.
- N-11.** Enable neighborhood-tailored solutions to localized issues while ensuring that they meet citywide responsibilities.



HOW DO NEIGHBORHOOD AREA (SUBAREA) PLANS RELATE TO THE COMPREHENSIVE PLAN?

Neighborhood area plans allow for geographic areas of the city to identify issues particular to their neighborhoods that may be unique from citywide policies. There are certain issues that lend themselves to neighborhood specific approaches. Examples may include tree preservation, accommodating detached accessory dwelling units, or support for innovative housing choices. These would be appropriate to address at a neighborhood level and in neighborhood area plans, while recognizing that local approaches need to take into account citywide objectives and requirements.

Neighborhood Area Planning

- N-12.** Periodically assess and update neighborhood area plans and adapt plans to changing conditions.
- N-13.** Update neighborhood area plans consistent with the planning boundaries shown in Map N-1. For any given site, the 2014 subarea plan policies remain in effect until and unless they have been superseded by new planning area boundaries and policies.
- N-14.** Use the neighborhood area planning process to engage local communities to define neighborhood area specific values and policies.
- N-15.** Ensure Neighborhood area plans and policies are consistent with the other policies of the Comprehensive Plan.

POLICY CONNECTIONS

Neighborhood issues are often citywide issues that are addressed throughout other elements of the Comprehensive Plan. In addition to policies focused on neighborhoods included in this chapter, neighborhoods are recognized in other parts of the plan.

The **Citizen Engagement Element** includes policies on engaging community input in land use decisions.

The **Land Use Element** includes policies about residential and neighborhood commercial uses, open space, land use regulations, and support of neighborhood shopping centers.

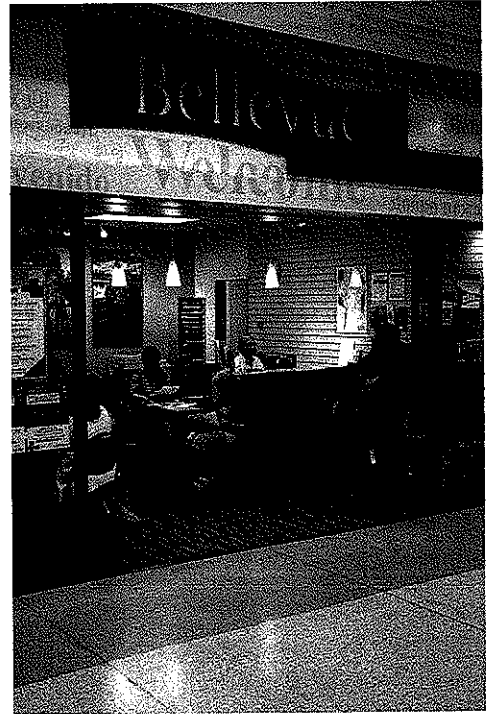
The **Housing Element** includes policies about housing quality, options, and affordability.

The **Parks, Recreation and Open Space Element** includes policies on the distribution of parks and recreation opportunities throughout the city, including neighborhood facilities and community centers.

The **Transportation Element** includes policies about connectivity within and among neighborhoods, and discouraging cut-through traffic.

The **Economic Development Element** includes policies about the economic health of shopping centers and the quality of life of Bellevue neighborhoods. It also includes policies supporting schools and education.

The **Urban Design and the Arts Element** includes policies on urban design that establish a baseline for design quality in public spaces and residential areas.



IMPLEMENTATION

Bellevue implements the Comprehensive Plan through numerous actions, including day-to-day operations, capital investments, strategic partnerships, and review of new development projects. The following list shows some of the relevant plans that implement the Neighborhoods Element.

| Implementation | Type |
|---|---|
| Neighborhood Area Plans Neighborhood area plans are an opportunity to look at planning issues at a neighborhood scale. | Subarea Plans: updated periodically. |
| Neighborhood Outreach Program The Neighborhood Outreach Program increases neighborhoods' capacity for problem-solving, and provides opportunities for public engagement. | Program: on-going. |
| Neighborhood Enhancement Program A program that engages neighborhood leadership, and funds community directed investments for neighborhood improvements. | Program: on-going. |
| Land Use Code Work Program The Land Use Code work program includes initiatives that could help in the revitalization of neighborhood commercial centers such as demonstration projects, land use code changes, and land use incentives. | Land Use Code: updates conducted annually. |



HOUSING

WHAT YOU WILL FIND IN THIS CHAPTER

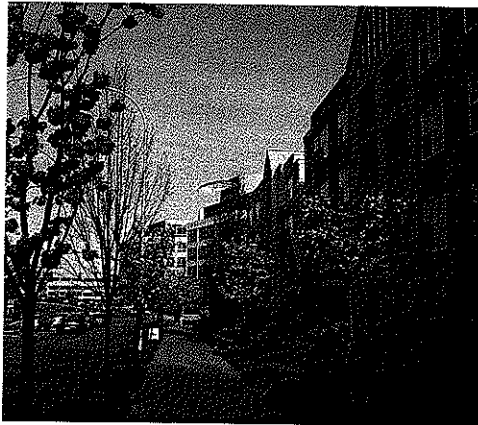
- ▶ Information about the need for housing in the community.
- ▶ Policies that seek to protect the quality of Bellevue's neighborhoods.
- ▶ Policies that provide the framework for increasing housing supply and diversity while protecting existing neighborhoods.
- ▶ Policies that direct the city's efforts to maintain and increase affordable housing.
- ▶ Policies that address the needs of members of the community who require housing accommodation or assistance due to disability, health, age, or other circumstance.

HOUSING VISION

BELLEVUE MEETS THE HOUSING NEEDS OF ITS DIVERSE POPULATION, STRENGTHENING NEIGHBORHOODS AND COMMUNITIES.

Bellevue works with its partners to meet the community's housing needs through a range of housing types and affordabilities. Bellevue employs a wide range of strategies to meet its share of the regional housing need. The city has been an effective participant in the region's work that has largely eliminated homelessness.

INTRODUCTION



Bellevue's Housing Element describes the community's vision for the future of Bellevue neighborhoods while meeting the goals and requirements of the state Growth Management Act and the Countywide Planning Policies. The Growth Management Act also states that local Housing Elements must include an inventory and analysis of existing and projected housing needs. Information in the Housing Element is supplemented by the East King County Housing Analysis prepared in partnership by Bellevue and other cities in East King County through A Regional Coalition for Housing (ARCH). The East King County Housing Analysis is available on the [City of Bellevue](#) website. It is provided as supplemental information to the Housing Element and covers Bellevue and the broader East King County area.

Through its adopted plans and policies, the city pursues opportunities to:

- Preserve neighborhood quality.
- Expand the overall housing supply.
- Maintain and increase affordable housing.
- Attend to the special housing needs of individuals.
- Prevent discrimination in housing.
- Promote walkable, sustainable neighborhoods.

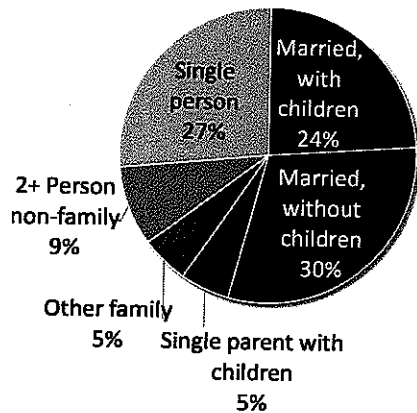
The Housing Element works in conjunction with land use, transportation, economic development, and other community objectives addressed in this Comprehensive Plan. For instance, locating denser housing in mixed use areas along major transit corridors supports the city's transportation objectives. Increasing the supply of housing available to the city's diverse workforce supports economic development objectives.

WHAT DOES IT MEAN?

- ▶ Sixty three percent of Bellevue's households have one or two persons.
- ▶ Seniors are a growing proportion of the city's residents. Fourteen percent of Bellevue's population is 65 years or older, with half of the 65+ population over the age of 75.
- ▶ Bellevue anticipates growing by 15,800 additional housing units by 2035. The city has capacity for over 23,000 additional housing units, primarily in the Downtown and BelRed mixed use areas.
- ▶ Ownership has remained stable at about 60 percent.
- ▶ East King County has seen a steady increase in demand for housing from local employment. New office development in Bellevue will create thousands of new jobs and additional demand for housing. Increased demand will add upward pressure on housing costs.
- ▶ Moderate and low income households have limited housing options in the city. Only 31 percent of Bellevue's housing stock is affordable to households with moderate incomes (earning less than 80 percent of King County median income) and only 9 percent is affordable to low income households earning less than 50 percent of King County median income.
- ▶ Homelessness remains a problem, including among families with children. The five school districts that serve eastside communities report that 788 students are homeless. Nearly 200 of these homeless students attend Bellevue School District schools (2012-2013 School Year).

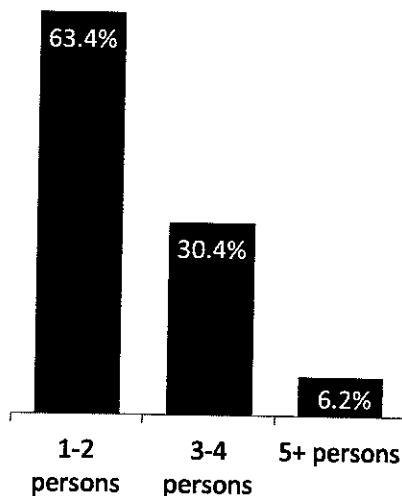
TODAY'S CONDITIONS AND TOMORROW'S PROJECTIONS

Figure HO-1. Bellevue Household Composition



Source: U.S. Census Bureau, 2011-2013 American Community Survey

Figure HO-2. Bellevue Household Size



Source: U.S. Census Bureau, 2011-2013 American Community Survey

HOUSING TODAY AND TOMORROW

Bellevue's household composition is diverse and so are the types of housing Bellevue residents desire. In 2013, less than 30% of Bellevue's households included children. Bellevue's average household size was 2.4 persons, with 64 percent of households having only one or two people (see Figure HO-1).

Consistent with regional and national trends, the proportion of Bellevue's population over the age of 65 continues to increase. Fourteen percent of Bellevue's population is 65 and older, with half of those seniors over the age of 75.

More than 30 percent of Bellevue households earn less than 80 percent of King County median income, yet these households have limited housing options in Bellevue. A high proportion of these households spend a greater percentage of their income on housing than is typically considered appropriate. Households within this category include workers in education and services and persons on fixed incomes, including many elderly residents. Bellevue's limited range of housing options challenges the availability of a varied workforce and a thriving economy.

The Growth Management Act (GMA) requires that each county and city plan to accommodate the growth projected over the next 20 years. The state Growth Management Act's housing goal is to: Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. Bellevue currently has sufficient land capacity to accommodate the 15,800 units projected to be built by 2035. See details in Figure HO-3.

Over 90 percent of the city's remaining residential capacity is in multifamily and mixed use zoning districts (see Figure HO-4). Most of the single family capacity is in scattered parcels, with many having environmental constraints such as steep slopes and wetlands.

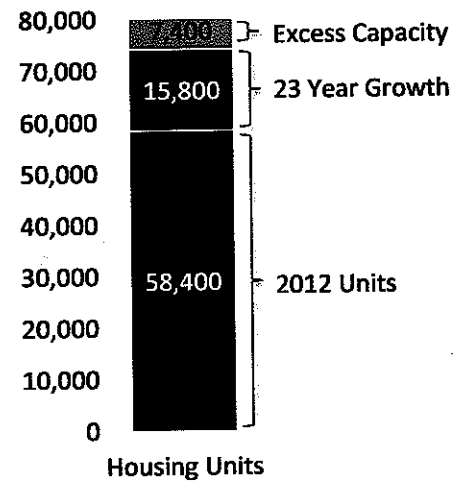
CHALLENGES AND OPPORTUNITIES

As the city's supply of developable land diminishes, the city must explore creative and innovative methods to increase housing opportunities while protecting existing neighborhoods and the environment. Downtown Bellevue is planned to accommodate over 50 percent of the new housing units in the next 20 years. Most additional opportunities for housing will be in multifamily and mixed use areas, primarily BelRed.

Regional cooperation is essential to ensure adequate housing opportunities. Affordable housing is a priority for the community and an issue for businesses concerned about the cost of housing for workers. Bellevue helped found and continues to participate in A Regional Coalition for Housing (ARCH), an intergovernmental agency to assist cities in their efforts to preserve and increase the supply of housing for low and moderate income households. ARCH coordinates a joint Housing Trust Fund, funded by member cities, which provides financial support to private and non-profit groups creating affordable housing for families, seniors, the homeless and for persons with special needs. ARCH also assists members with developing and administering local housing programs and implementing best practices in housing planning.

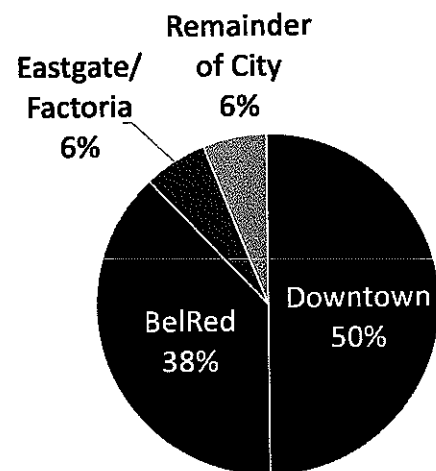
In addition to ARCH, Bellevue actively participates in regional efforts to address housing issues including the Committee to End Homelessness, Puget Sound Regional Council, King County Growth Management Policy Committee, and King County's Joint Recommendation Committee which recommends use of a variety of countywide housing resources.

Figure HO-3. Future Housing Capacity



Source: 2012 King County Buildable Land Report, King County Countywide Planning Policies

Figure HO-4. Location of Future Housing Capacity



Source: 2012 King County Buildable Land Report

BELLEVUE'S HOUSING PLAN



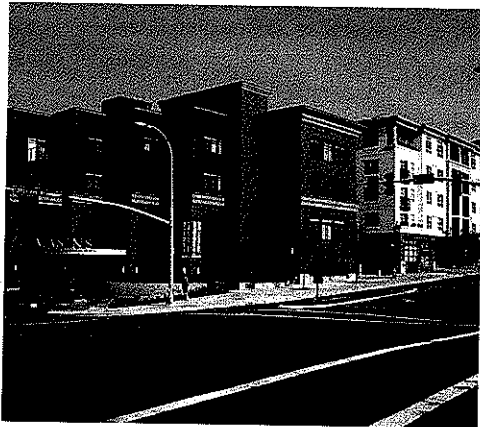
Bellevue's housing ranges from residential estates on large lots to Downtown mid- and high-rise condominiums, with a variety of single family and multifamily housing types in between. Consistent with adopted plans and policies, the city seeks to preserve neighborhood quality, increase the overall housing diversity and supply, create affordable housing, and attend to the special housing needs of individuals.

NEIGHBORHOOD QUALITY

Bellevue is characterized by high quality, vital neighborhoods that vary widely in age, character, and the value and size of housing. Bellevue neighborhoods are predominantly well maintained and have a strong sense of pride. Maintaining and enhancing the quality of all neighborhoods is an important part of Bellevue's livability.

Some level of change in existing neighborhoods is natural and an indication of a healthy, stable neighborhood. Typical neighborhood investments include new additions on existing houses, re-roofing and residing, new or improved landscaping, and improvements for pedestrians such as sidewalks or paths. Natural neighborhood evolution can also include new infill or replacement housing.

The city promotes neighborhood quality by facilitating healthy change while protecting residents from new development that is out of character with the neighborhood. The city also promotes neighborhood quality by restricting activities or uses that are incompatible with a residential area. The city employs development regulations and other city codes to limit the bulk and scale of buildings, to control noise and nuisances, to minimize the impact of non-residential uses, and to restrict other activities that negatively affect neighborhood quality. While neighborhoods are expected to evolve over time, their nature as quality residential environments should be preserved.



Maintaining a quality residential environment is more challenging along the edges of neighborhoods, abrupt edges where different types or intensities of land use may result in undesirable spillover effects such as noise, glare, and parking. The city's Transition Area Design District regulations soften the impacts between higher intensity uses and lower intensity uses. Design features such as landscaping, parking and access locations, lighting shields, non-reflective building materials, and modulation of building bulk can help integrate land uses and achieve an effective transition. The impacts of arterials or fixed transit infrastructure that divide or border neighborhoods can be diminished with special landscape treatment of the right-of-way and, where necessary, noise mitigation.

To improve neighborhood quality, Bellevue encourages and coordinates neighborhood participation in enhancement projects. Neighborhood groups can partner with the city to enhance their area with features such as landscape plantings, signage, and special paving on streets or sidewalks. The city's Home Repair Program helps to maintain the quality of the housing stock, and can help people stay in their homes as they age or face financial difficulties. Forty to fifty Bellevue homes are repaired each year through this program.





HOUSING OPPORTUNITIES

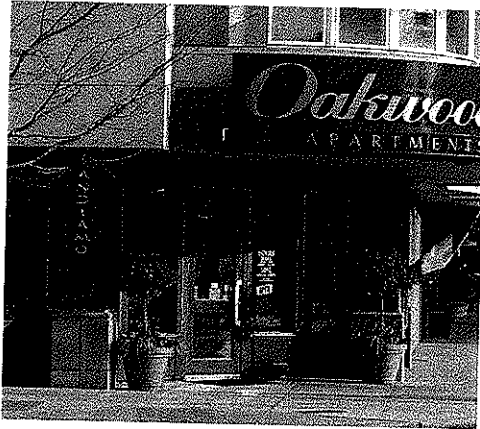
Innovative Housing Types

The Housing Element supports innovative methods to achieve housing goals while maintaining flexibility to fulfill different priorities in different neighborhoods. This section describes some of the innovative housing types in Bellevue and the context in which they work well.

- **Mixed use housing.** Bellevue encourages creative and innovative uses on commercial and mixed use land to increase the housing supply. Mixing housing and commercial uses can enhance the vitality of commercial areas by encouraging foot traffic to support neighborhood shops and provide “eyes on the street.” Over time, portions of Downtown and areas in BelRed, Factoria, Crossroads, and Eastgate could become distinct mixed use neighborhoods.
- **Downtown housing.** Mid-rise and high-rise residential and mixed use buildings will provide housing for people who choose to live in urban neighborhoods such as Downtown that have high concentrations of jobs and services and a variety of transportation options. The Downtown Park and the Bellevue Regional Library are becoming new centers for urban residential activities. Innovative housing types such as small studio units may increase the supply of affordable housing in the Downtown area.
- **Accessory dwelling units.** New housing opportunities may also be provided in well-established neighborhoods. A single family property may be designed to include an independent residence within the existing home known as a “mother-in-law apartment” or an “accessory dwelling unit.” Accessory dwelling units are subject to strict guidelines to protect the character of the single family neighborhood. Accessory dwelling units may provide affordable housing opportunities and help those with limited income keep their homes.

- **Universal Design and Aging in Place.** Housing opportunities are created when housing design and choice accommodates the ordinary changes that people experience over their lives due to aging and life circumstances. Bellevue encourages housing options, programs, and services that support independence and choices for those who want to remain in their homes or neighborhoods regardless of age or ability.
- **Reduce regulatory barriers.** The city works to identify and eliminate unreasonable regulatory barriers that negatively impact the diversity and affordability of the city's housing supply. Barriers may be removed based on analysis of the regulation's contribution to the public safety, providing necessary infrastructure, community services and amenities, environmental protection, and long-term maintenance costs.
- **Planned Unit Development.** The Planned Unit Development process allows for variations in site design and density from the requirements of the Land Use Code in exchange for public review and design review to ensure compatibility with the setting. Clustering may be encouraged to protect critical areas.
- **Demonstration projects.** The city allows a limited number of housing demonstration projects to vary from certain standards, depending on the size of the project, types of housing to be demonstrated, and compatibility with surrounding development. The city consults with affected neighborhood residents prior to approval.





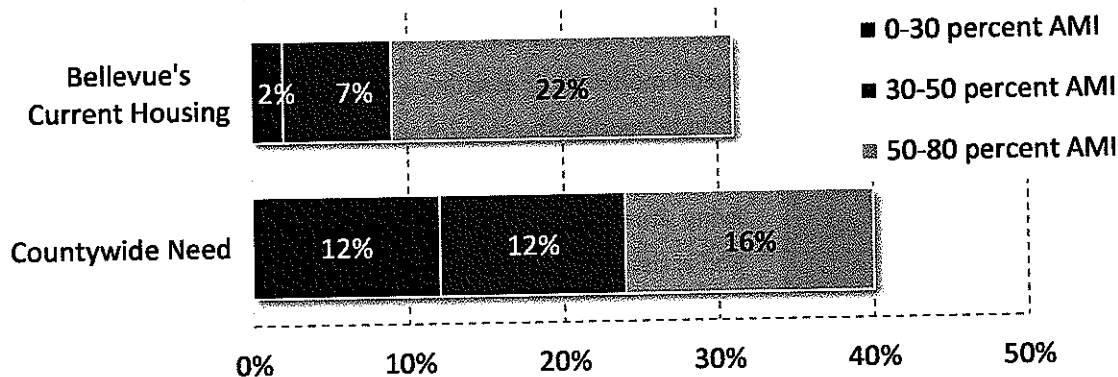
Affordable Housing

A major challenge for Bellevue and other Eastside cities is to provide affordable housing opportunities for all economic segments of the community. Lack of affordable housing regularly ranks very high as a community problem in the city's biennial Human Services Needs surveys. The Growth Management Act's housing goal affirms the city's responsibility to meet this challenge.

Bellevue and King County define moderate income, low income, and very low income households using the current King County household median income as the base. Moderate income households are those with incomes at 50 to 80 percent of King County area median income (AMI); low income households are those with incomes at 30 to 50 percent of AMI; and very low income households are those with incomes at 30 percent or less of AMI.

Bellevue is working to provide housing opportunities that will meet the needs of all economic segments of the community. The countywide need for housing that is affordable to households with moderate, low, and very low incomes is shown in Figure HO-5.

Figure HO-5. Countywide Need for Affordable Housing by Ratio to Area Median Income



Source: CHAS data based on data from the U.S. Census Bureau, 2007-2011 American Community Survey.

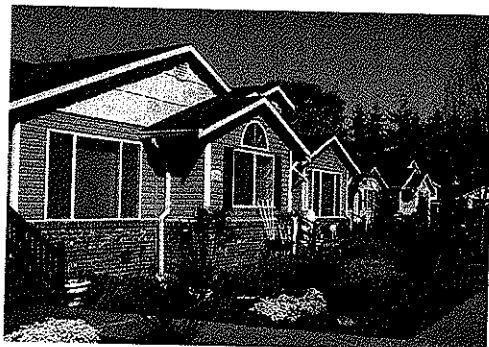
Figure HO-6. Bellevue Provision of New Affordable Housing: 1993 - 2012

| Income | Direct Assistance | Regulatory Incentives* | Market | Subtotal | Annual Average | Annual Target** |
|---|-------------------|------------------------|--------|----------|----------------|-----------------|
| Low Income (<50 percent median) | 939 | 0 | 8 | 947 | 47 | 110 |
| Moderate Income (51 to 80 percent median) | 543 | 413 | 1,139 | 1,999 | 100 | 78 |

* Includes permits for accessory dwelling units, density bonuses, etc.

**PCD Performance Measure

Between 1993 and 2012, Bellevue exceeded the target for adding moderate income housing (see Figure HO-6). However, Bellevue is lagging in the creation of low income housing, as are many other Eastside cities. It is also noted that the annual rate of creating affordable units has been less in the last decade than it was in the 1990s. The housing affordability gap, the gap between the need for housing affordable at a particular income level and the number of housing units affordable to those households, is significant. For Bellevue and the Eastside, the most significant shortage of affordable units occurs for very low income households, with 30 percent of AMI or less, and for low income households, between 30 and 50 percent of AMI.



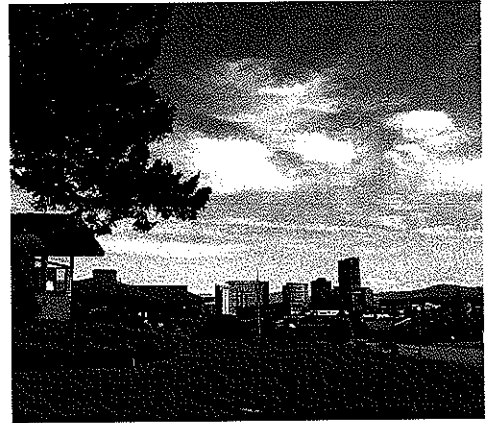
SPECIAL NEEDS HOUSING

Bellevue residents with special needs may require housing accommodation or assistance. In general, special needs populations include people who require some assistance in their day-to-day living due to disability, health, age, or other circumstances. Family living situations, institutional settings, social service programs, and assisted housing all serve a portion of the need. The city offers support and incentives for the development of housing for people with special needs. Housing for people with special needs should be sited to protect residential neighborhoods from adverse impacts, avoid concentrations of such housing, and provide stable family living situations for people with special needs that are compatible with other residential uses in neighborhoods. Bellevue's biennial Human Services Needs Update provides analysis of the special housing needs in the community and describes the facilities and programs available to provide assistance.

WHAT DOES SUCCESS LOOK LIKE?

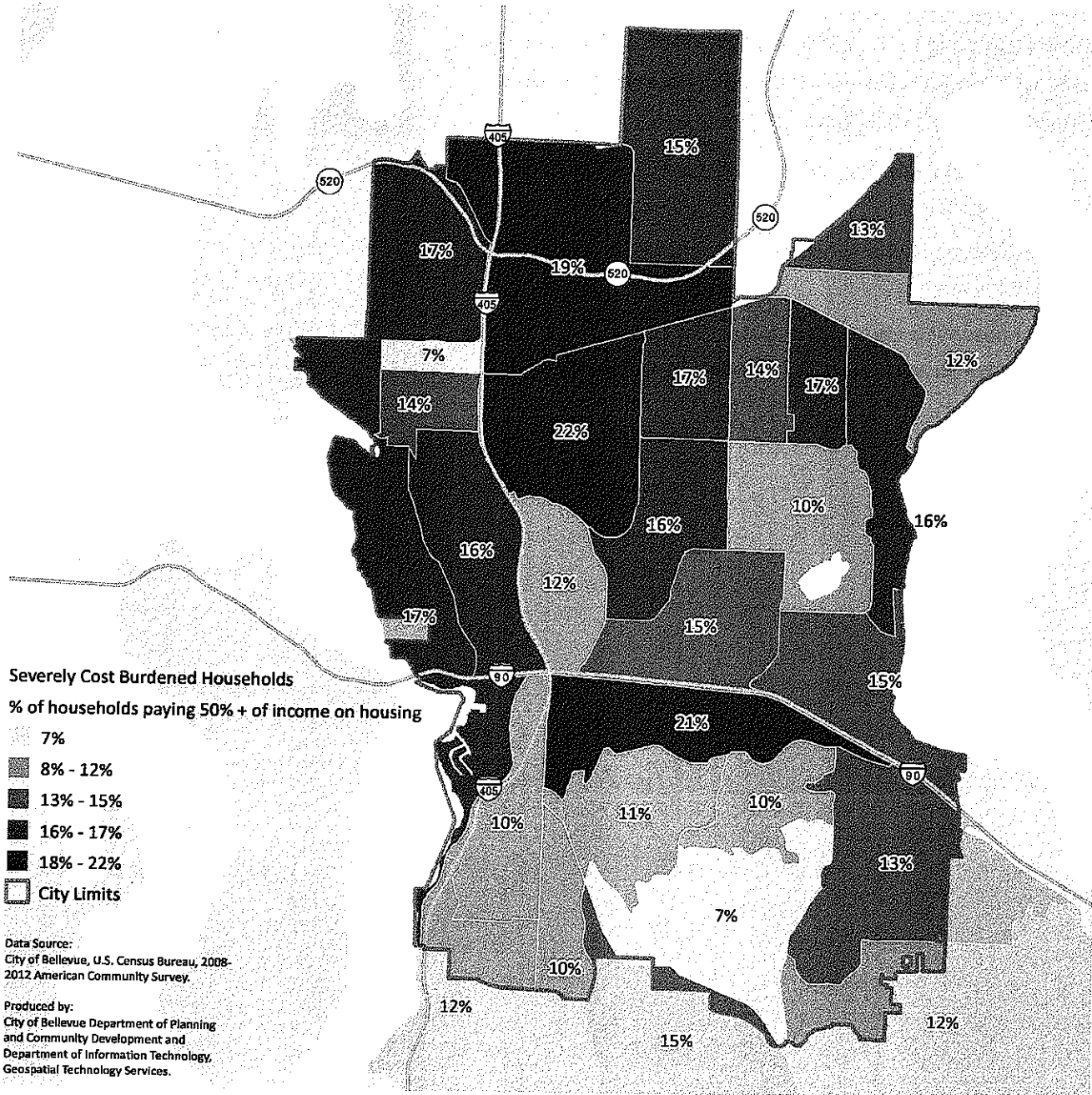
Bellevue maintains the vitality of existing neighborhoods and employs an array of housing tools to increase housing opportunities across the city. A broader range of housing choices serve residents at various income levels and help address emerging market demand, including housing for a varied workforce, for young adult workers and students, for seniors aging in place, and for those who desire to live in walkable and transit-supportive neighborhoods. Outcomes of a successful housing strategy are:

- All residents have fair and equal access to healthy and safe housing choices.
- Housing production is occurring in a manner consistent with housing targets.
- All households have access to affordable and diverse housing options that are equitably and rationally distributed.



Map HO-1. Severely Cost Burdened Households

The map below shows estimates for the percentage of households paying fifty percent of their incomes or more on housing by Census Tract in 2008-2012. This includes households who own and rent their home. Citywide nearly fifteen percent of households were severely cost burdened in 2008-2012 paying 50 percent or more of their incomes on housing.



GOALS & POLICIES

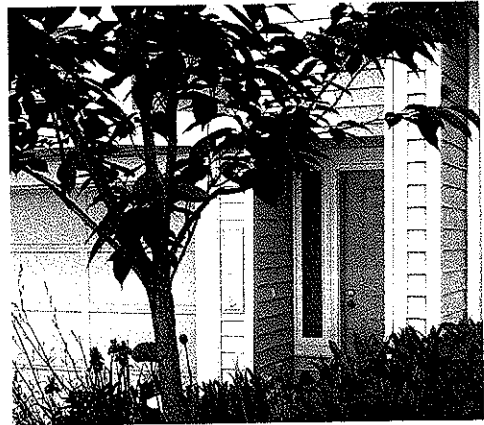
GOAL

To maintain the vitality and stability of single family, multifamily and mixed use neighborhoods, and promote a variety of housing opportunities to meet the needs of all members of the community.

POLICIES

Neighborhood Quality

- HO-1.** Encourage investment in and revitalization of single family and multifamily neighborhoods where private investment patterns are not accomplishing this objective.
- HO-2.** Promote quality, community-friendly single family, multifamily and mixed use development, through features such as enhanced open space and pedestrian connectivity.
- HO-3.** Maintain the character of established single family neighborhoods, through adoption and enforcement of appropriate regulations.
- HO-4.** Monitor and appropriately regulate room rentals in single family areas.
- HO-5.** Anticipate the future maintenance and restoration needs of older neighborhoods through a periodic survey of housing conditions. Report results of such surveys to residents.
- HO-6.** Provide financial assistance to low-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar program.





HOUSING AMENITIES

Amenities for families with children may include school access, walkable streets, accessible open space, and community facilities.

Housing Opportunities

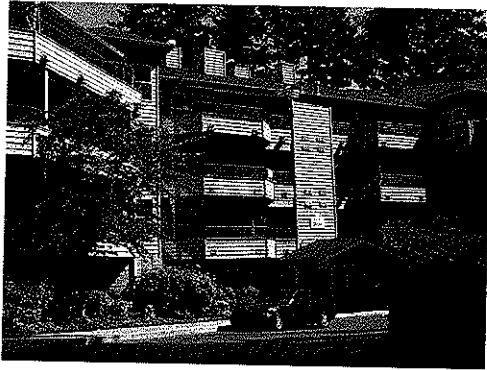
- HO-7.** Encourage the development of affordable housing through incentives and other tools consistent with state-enabling legislation.
- HO-8.** Employ effective strategies that support the Fair Housing Act and affirmatively further fair housing.
- HO-9.** Encourage development of appropriate amenities for families with children throughout the city through investments, development regulations and incentives.
- HO-10.** Work with colleges, including Bellevue College, and private developers to support housing for students on-campus and in adjacent transit served mixed use/commercial areas.
- HO-11.** Encourage housing opportunities in mixed residential/commercial settings throughout the city.
- HO-12.** Provide incentives to encourage residential development for a range of household types and income levels in multifamily and mixed use commercial zones.
- HO-13.** Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.
- HO-14.** Provide opportunity to allow a demonstration project through methods such as an interim ordinance enabling a demonstration project(s) that would serve as a model for housing choices currently not being built in Bellevue.
- HO-15.** Allow attached accessory dwelling units in single family districts subject to specific development, design, location, and owner occupancy standards. Allow detached accessory dwelling units where expressly allowed by neighborhood subarea plans.
- HO-16.** Provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.

- HO-17.** Evaluate the housing cost and supply implications of proposed regulations and procedures.
- HO-18.** Promote working partnerships with housing developers to help create a variety of housing types in the community.
- HO-19.** Support housing options, programs, and services that allow seniors to stay in their homes or neighborhood. Promote awareness of Universal Design improvements that increase housing accessibility.
- HO-20.** Encourage a range of housing types for seniors affordable at a variety of income levels.



Affordable Housing

- HO-21.** Address the entire spectrum of housing needs, including the need for housing affordable to very low, low, and moderate income households, through the city's affordable housing programs.
- HO-22.** Work cooperatively with King County, A Regional Coalition for Housing (ARCH), and other Eastside jurisdictions to assess the need for, and to create, affordable housing.
- HO-23.** Encourage the development of affordable housing through incentives and other tools consistent with state-enabling legislation.
- HO-24.** Develop and implement an effective strategy to ensure affordable housing opportunities are available in Downtown and throughout the city at a range of affordability levels. Monitor quantity, types, and affordability of housing achieved for potential unintended consequences and to determine if the need is being met.



- HO-25.** Provide funding to support housing need, especially for low and very low income households. Assess housing fund guidelines on a regular basis to ensure they are consistent with changing community needs and priorities.
- HO-26.** Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing.
- HO-27.** Encourage preservation, maintenance and improvements to existing affordable housing.
- HO-28.** Explore all available federal, state, and local programs and private options for financing affordable housing.
- HO-29.** Explore financial incentives to encourage affordable housing, such as partial exemptions from city permit fees, the state property tax exemption program and other state enabled programs.
- HO-30.** Ensure that all affordable housing created in the city with public funds or by regulation remains affordable for the longest possible term.
- HO-31.** Participate in relocation assistance to low-income households whose housing may be displaced by condemnation or city-initiated code enforcement.
- HO-32.** Evaluate surplus city land for use for affordable housing.

Special Needs Housing

- HO-33.** Recognize that adult family homes and other state regulated special needs housing provide stable, neighborhood housing options for elderly and disabled residents. Work to address needs for services, emergency response and other potential accommodation.
- HO-34.** Provide reasonable accommodation for housing for people with special needs in all areas, and avoid concentrations of such housing, while protecting residential neighborhoods from adverse impacts.
- HO-35.** Support regional efforts to prevent homelessness, and make homelessness rare, brief, and one time when it occurs. Provide a range of affordable housing options and support efforts to move homeless persons and families to long-term financial independence.
- HO-36.** Collaborate with other jurisdictions and social service organizations to assure availability of emergency shelters and day centers that address homelessness.
- HO-37.** Support and plan for assisted housing using federal or state aid and private resources.



POLICY CONNECTIONS



The **Housing Element** addresses the provision of housing in Bellevue, with special emphasis on ensuring housing affordability and maintaining a supply of housing for people with special needs. Coordinating housing needs with other community resources and public facilities is the subject of other policies in the Comprehensive Plan.

The **Land Use Element** includes policies that support the development of many types of housing to ensure that people who live and work in Bellevue have housing choices.

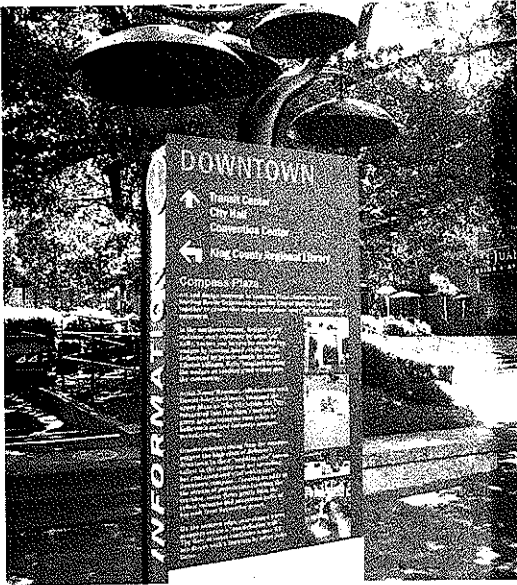
The **Human Services Element** addresses the provision of housing and services to populations with special needs, including the homeless.

IMPLEMENTATION

Bellevue implements the Comprehensive Plan through numerous actions, including day-to-day operations, capital investments, strategic partnerships, and review of new development projects. The following list shows some of the relevant plans that implement the Housing Element.

| Implementation Program | Type |
|---|--|
| Housing Strategy Plan A prioritized list of work program items to address the city's need for affordable housing, including for those at very low, low, and moderate income levels. | Functional Plan: Work will commence in 2015 or 2016 and will be updated periodically. |
| Land Use Code Work Program Includes a number of initiatives to update or draft new development regulations, including those that support affordable housing. | Land Use Code: updates conducted annually. |
| ARCH (A Regional Coalition for Housing) Bellevue helps to fund ARCH which works to preserve and increase affordable housing on the Eastside. | Partnership: on-going. |
| Committee to End Homelessness Strategic Plan To further the strategic plan work with local agencies and jurisdictions. | Partnership: on-going. |

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CAPITAL FACILITIES

WHAT YOU WILL FIND IN THIS CHAPTER

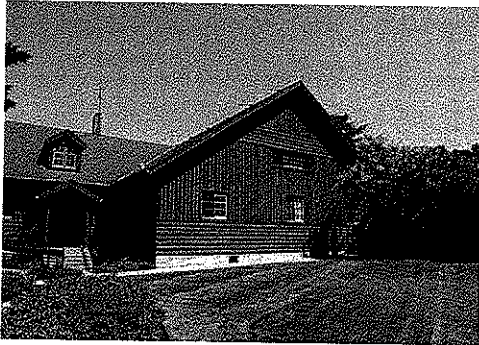
- ▶ Information and policies about existing public facilities and the need for future facilities to address growth and the community's changing needs.
- ▶ A connection to the city's seven-year capital improvement program for financing capital facilities.
- ▶ References to the city's various functional system plans, such as those for water and wastewater.
- ▶ Policies regarding the siting of Essential Public Facilities.

CAPITAL FACILITIES VISION

BELLEVUE HAS OUTSTANDING COMMUNITY FACILITIES THAT SERVE THE NEEDS OF A GROWING AND CHANGING CITY.

Bellevue has adequate financial resources to build and maintain the parks, streets, and other community facilities to address the community's growth and evolving needs. These facilities address multiple objectives, such as creating new open space and enhancing neighborhood character, even as they meet basic functional requirements.

INTRODUCTION



Ensuring that public facilities are available when growth occurs is critical. The implementation of a well-defined capital facilities program will help realize the community's vision for outstanding capital facilities as well as the vision and goals of the Land Use Element.

This element demonstrates how Bellevue plans for the provision and maintenance of capital facilities. It acts as a reference to all other capital facility plans, comprehensive plans, capital improvement and investment programs, inventories, and studies that together represent the planning and financing mechanisms necessary to serve the capital facility needs of Bellevue. Figure CF-1 presents a list of other relevant plans.



Bellevue owns and manages a variety of capital facilities including roads, parks, water and sewer lines, police and fire facilities, administrative buildings, and training and maintenance facilities. In addition to facilities owned and managed by Bellevue, there are publicly owned capital facilities managed by other entities which meet some of Bellevue's capital facility needs. These include, but are not limited to, schools, libraries, water supply, sewage treatment, public transit, and publicly owned park-and-ride facilities.

Responsible governing bodies make planning decisions about their facilities, such as when to construct new facilities, improve existing facilities, increase the level of service provided by those facilities, and how to fund and maintain needed facilities. Planning decisions address the evolving and adaptive role of technology in the provision of capital facilities.

While Bellevue does not manage all capital facilities in the city, it does have significant influence on capital facilities planning and development by its authority to regulate land uses and its obligation to develop a comprehensive plan. In addition, the state, through the Growth Management Act, requires Bellevue to demonstrate that all capital facilities serving Bellevue have been considered and that planning is done in a coordinated and comprehensive fashion.

WHY CAPITAL FACILITY PLANNING?

The Growth Management Act gives jurisdictions specific direction on capital facilities through its Public Facilities and Services Goal:

"Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

Countywide Planning Policies ensure jurisdictions' plans for growth are consistent with their Capital Improvement Program and that urban areas have adequate public facilities and services to meet growth targets.

The Bellevue Capital Facilities Element demonstrates how the city will provide adequate public facilities to address past deficiencies, anticipate growth needs, achieve acceptable levels of service, efficiently use fiscal resources, and meet realistic timelines.

WHAT DOES IT MEAN?

- ▶ Demand for Bellevue's capital facilities is likely to grow over the next twenty years. New demand can be accommodated through new capacity and through managing demand. Demand management could be accomplished in a variety of ways, depending on the service or facility. For example, encouraging residents to use transit instead of single-occupancy vehicles can reduce demand for roads and associated infrastructure.
- ▶ Each capital facility system has its own functional plan, which includes a list of needed capital facilities. Facility needs are determined through level of service standards, operating criteria, or performance standards.
- ▶ A key feature of the capital facilities planning process is asset management, which continually monitors the condition of existing facilities and infrastructure, identifies the levels of maintenance needed, and determines when facilities need to be replaced. The city's capital facilities policies ensure that the city plans in advance for maintenance and infrastructure replacement to maintain levels of service. These policies also tie capital facilities planning to land use, making sure that assumptions about future growth are consistent.
- ▶ Examples of needed facilities for Bellevue include new and expanded fire stations and public safety training facilities, additional water distribution system capacity, additional sewer trunk lines, and additional storm drainage trunk capacity.
- ▶ Infrastructure for drinking water, wastewater, and stormwater is aging and will require repairs and replacement during the planning period.

TODAY'S CONDITIONS AND TOMORROW'S PROJECTIONS

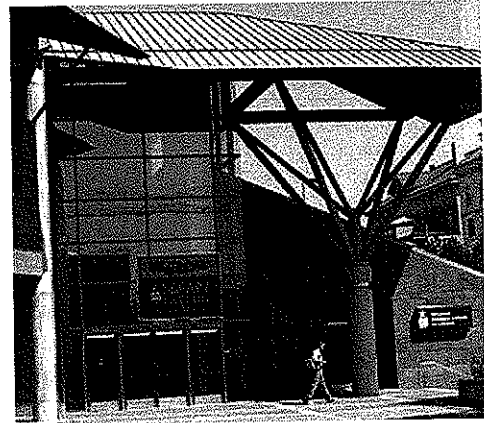
CAPITAL FACILITIES TODAY AND TOMORROW

Current Facilities

The City of Bellevue owns and maintains a variety of public services infrastructure, including: drinking water, wastewater, and stormwater systems; parks and open space; police and fire facilities; municipal buildings; public roads and transportation infrastructure.

The city departments responsible for each of these services conduct ongoing facilities planning. Larger systems, such as utilities, have specific functional plans. Capital facilities belonging to privately owned utilities serving Bellevue (electrical, natural gas, pipelines and telecommunication) are addressed in the Utilities Element of the plan.

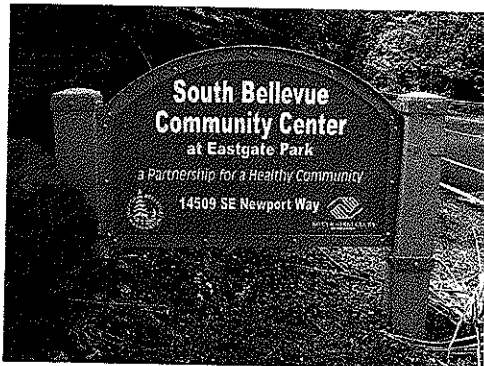
Bellevue Utilities owns, operates, and maintains over \$3.5 billion of infrastructure to provide drinking water, wastewater, and stormwater and surface water services to over 40,000 customer accounts. Continued investment in this infrastructure is necessary for continued delivery of utility services that are critical for human health and safety, economic development, as well as supporting a sustainable, healthy environment. Capital facility investment helps to ensure that Bellevue can continue to deliver the high quality municipal utility services customers expect.





In addition to utilities, the city owns and manages a collection of recreational facilities, including more than 2,400 acres of parkland, 94 miles of trails, and a variety of athletic facilities, swimming pools, playgrounds, and community centers. A detailed inventory and discussion of goals and policies for recreation are included in the Bellevue Parks and Open Space Plan.

Other facilities managed by the city include fire stations, a central police station, substations, a 9-1-1 communications center, and associated equipment and assets (fire engines, police cars, ambulances, hazardous materials response equipment, etc.). The city also manages buildings and facilities necessary to conduct day-to-day operations, such as the city hall and public works facilities. See the section under Bellevue's Capital Facilities Plan.



Public capital facilities located in Bellevue but owned or operated by other agencies include state and federal transportation infrastructure, a King County solid waste transfer station, King County libraries, and various schools owned by the Bellevue, Lake Washington, Issaquah, and Renton School districts. Similar to city-managed systems, each of these providers conducts its own capital planning processes to ensure its ability to meet demand. Some of these non-city provider plans are listed at the end of this element under Implementation.

Future Needs

The provision of capital facilities contributes to Bellevue's quality of life. Parks, utilities, fire stations, and other community and regional facilities are a physical reflection of Bellevue's vision for the community.

Bellevue is a highly urbanized community with little vacant land, though there is a full array of urban services to accommodate projected growth in households and jobs over the next 20 years. Therefore, planning for needed capital facilities will focus on maintaining and improving levels of service as redevelopment occurs.

Bellevue's 20-year planning targets include 17,000 additional housing units and 53,000 additional jobs. These planning targets drive Bellevue's capital facilities planning to ensure that Bellevue plans for and is able to fund needed capital facilities. These facilities are needed to consistently implement the Land Use Element, which focuses growth in urban areas to avoid sprawl and reduce service delivery cost. Providing adequate capital facilities in Bellevue also implements the Urban Growth Goal of the Growth Management Act, encouraging development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Bellevue maintains performance measures and thresholds for all capital facilities to evaluate performance and needs. The quantity and quality of capital facilities needs are established by adopted levels of service, operating criteria, or performance standards. These measurement tools are listed in each capital facility functional plan. Each functional plan also contains a list of capital facility needs and planned improvements.





CHALLENGES AND OPPORTUNITIES

While there are unique challenges to specific capital facility services, several issues apply broadly in Bellevue:

- **Accommodating Increased Demand.** Increased demand will require investment for building and maintaining facilities for services like water, wastewater, stormwater, parks, fire, police, transportation, and municipal buildings. Non-city providers, such as school districts, libraries and solid waste processors, will also experience increased demand for services and will need to plan for new or improved facilities.
- **Aging Infrastructure.** Some of Bellevue's capital facilities are aging and will require repairs and replacement over the next twenty years. The costs of replacing utility infrastructure and roads are substantial and take years for planning and implementation. Likewise, facilities such as parks and municipal buildings require ongoing maintenance, improvements, or replacement. City departments maintain plans and strategies for funding and building necessary improvements, which are scheduled and assigned funding in the city's seven-year Capital Investment Program.
- **Service Provider Coordination.** Capital facilities in Bellevue are a collection of infrastructure managed by the city as well as a variety of non-city providers. For example, the surface water drainage system is a combination of private and public systems. These systems, over half of which are private, work together to convey stormwater, control flooding, and protect water quality. Other non-city facilities include schools, public libraries, transit stations, and solid waste transfer stations. The city is responsible for ensuring that adequate services are provided for all residents.

- **Compliance with New Laws and Regulations.** Changing state and federal mandates governing capital facilities systems require the city to monitor and review its systems to ensure compliance. For example, compliance with the city's National Pollutant Discharge Elimination System Municipal Stormwater Permit, a Federal Clean Water Act mandate that affects programs citywide, will have significant long-term impacts on the way the city does business, on city expenses, and on private development costs.



BELLEVUE'S CAPITAL FACILITIES PLAN

CAPITAL FACILITIES INVENTORY

Most city-owned capital facility systems are governed by a dedicated functional plan. These plans contain detailed inventories of existing facilities and infrastructure, as well as planned improvements. In addition to the facilities covered by functional plans, the City of Bellevue maintains and uses a number of other facilities to perform city administrative functions. Figure CF-1 contains a list of both types of facilities, a description, and a link to the functional plan, if applicable.



The city has planned for the following major facility expansions and improvements within the planning period:

- Expansion of the City Hall east parking garage and reduction of the north garage to accommodate a new light rail station.
- Creation of a permanent home for the Bellevue District Court; the current lease is for 10 years with an option for an additional 10 years.
- Construction of a new Fire Station #10 to serve Downtown.
- Replacement of Fire Station #5.
- Expansion of the Fire Training Center site.

A complete list of capital facility improvements planned in the next seven years is included in the city's Capital Investment Program, which is described in the following section.

The Capital Investment Program and the functional plans listed in the Implementation section of this element and in Figure CF-1 identify facility inventories, needs, projected costs, and funding sources.

Figure CF-1. Inventory of City-Owned Capital Facilities

| Facility Type | Description | Functional Plan with Detailed Inventory Information |
|---------------------------------------|--|--|
| Bellevue City Hall | City departments, council chambers, police headquarters, and a police custody facility. | N/A |
| Bellevue District Court (King County) | Prosecution and probation services for adult misdemeanor cases. | N/A |
| Bellevue Services Center | Maintenance services, operation services, and the maintenance vehicle fleet. | N/A |
| Fire | Fire stations and emergency services facilities. | <u>Bellevue Fire Department Facilities Master Plan</u> |
| Parks | Parks and community facilities, including 1,800 acres of park land, 120 miles of trails, and five community centers. | <u>Parks and Open Space System Plan</u> |
| Wastewater | Facilities that convey wastewater to the Metro regional treatment system. | <u>Wastewater System Plan</u> |
| Stormwater | Infrastructure that conveys and manages storm and surface water. | <u>Storm and Surface Water System Plan</u> |
| Transportation | Street, sidewalks and other transportation infrastructure. | <u>Transportation Facilities Plan</u> |
| Water | Infrastructure for providing potable and fire response water, including water storage tanks. | <u>Water Comprehensive Plan</u> |
| Other properties | Old Fire Station #3 (148th & Bel-Red Road); Lincoln Center (NE 4th & 116th). | |



CAPITAL IMPROVEMENT PLANNING

Capital investment recommendations are drawn primarily from functional plans specific to each capital facility service or city department. Utilities such as water, sewer, and stormwater have specific requirements according to state and federal law. Each city department or responsible agent forecasts needed improvements for at least a twenty-year horizon and, in some cases, through ultimate system build-out, based on the city's land use plan. The plans contain inventories of the system and forecasts of system demand and capacity based on population and regulatory mandates. The functional plans identify capital investments required to meet future demand and to replace or maintain existing facilities for continued service. The plans also define customer service levels and system-specific operating policies.

Each system plan is updated every six to ten years depending on need and regulatory requirements. These system plans are the best resource for comprehensive inventories and facility location information, as well as existing capacity and forecasted needs.

Bellevue's *Capital Investment Program* (CIP) is the city's seven-year financing and implementation plan. The objective of the CIP is to identify capital facility needs and funding mechanisms to finance the construction, reconstruction, and acquisition of assets needed due to population growth, aging of existing infrastructure, changing needs, or Bellevue's desire to improve the city's capital investments. Updated every two years, the CIP consolidates the planned infrastructure and facilities improvements identified in the system plans. The CIP prioritizes projects, identifies project order, and assigns funding.

The CIP uses many revenue sources to fund the capital investment projects identified in the plan, including sales tax, business and occupation tax, utility rates, state revenues, bonds, and grants. Impact fees¹ and other specific revenues allowed under the

Growth Management Act also offer potential funding sources. Similar to city-managed capital facilities, non-city-managed capital facilities improvements are funded through bonds and other mechanisms.

The Growth Management Act requires that capital improvement planning be coordinated with the city's larger land use planning framework. The city is responsible for monitoring the status of development relative to planned conditions and for reviewing and revising plans as necessary. In particular, the city must ensure that adequate capital facilities are available when they are needed to serve development. If limited funding or other circumstances would prevent the city from providing adequate facilities and services, the Growth Management Act requires the city to re-evaluate the Land Use Element and make sure that capital facilities plans and land use plans are consistent.



HOW IS LEVEL OF SERVICE MEASURED?

Level of Service is measured differently depending on the type of service. It can range from a precise measurement, such as the amount of time it takes for a fire truck to reach the scene of a fire, to a general, qualitative measurement, such as a community's perception of how much and what type of open space is needed.

LEVEL OF SERVICE

Level of Service (LOS) is the adopted standard of service adequacy. For capital facilities planning, the LOS measure for each facility type provides guidance as to whether facilities are adequate to meet service needs and what new capital facilities may be needed.

LOS standards are created through an on going iterative process that considers the community's population, economics, and fiscal resources. Population figures tell who, how many, and where people need services, and the economics determines the amount of funding available to meet those service needs.

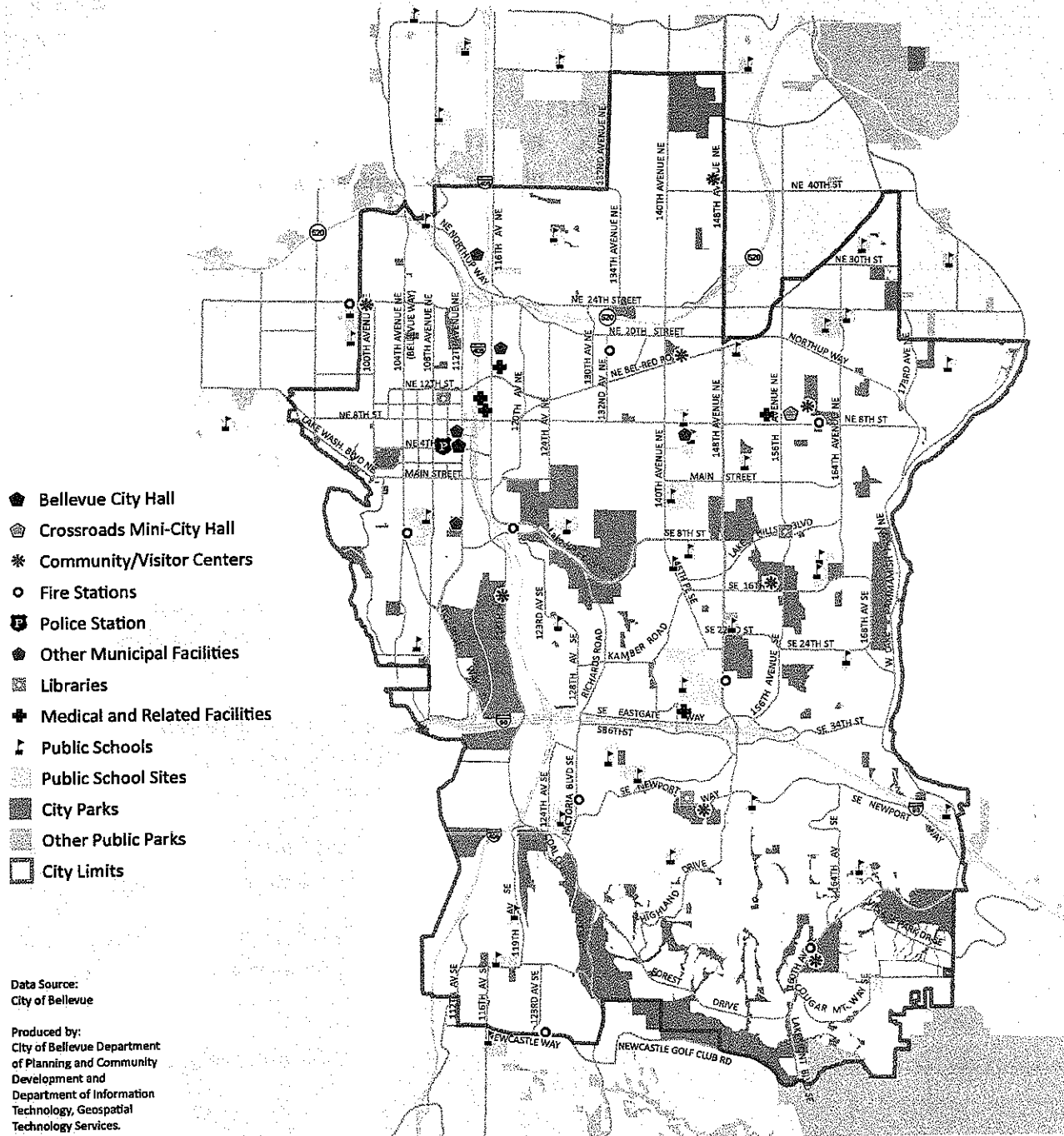
The performance of a capital facility can be measured once an LOS standard has been established. A capital facility operating at or above the established LOS indicates no need for improvements or new facilities. A facility operating below the established LOS is an indication that there may be a need for improvements, new facilities or a re-evaluation of the LOS standard. However, if funding is not available to bring service up to the established level, then the LOS is reexamined to determine if it is appropriate.

WHAT DOES SUCCESS LOOK LIKE?

- Bellevue's infrastructure is carefully planned and expanded to serve population growth and future demand.
- Aging facilities are maintained and replaced as necessary to ensure good working order.
- The city has sustainable funding sources to implement future capital improvement projects.

Map CF-1. Municipal and Other Public Facilities

This map shows the locations of existing municipal and other public facilities in Bellevue.



GOALS & POLICIES

GOAL

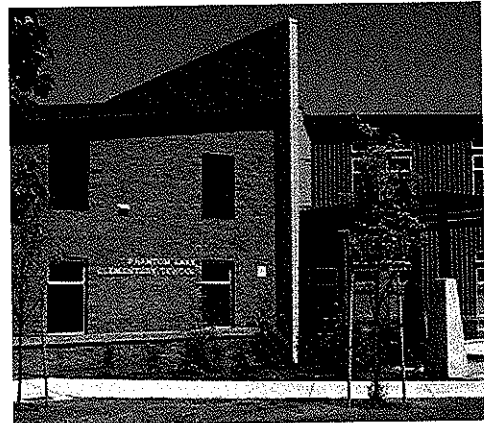
To efficiently serve the community's growth at planned levels of service through fiscal prioritization, innovation, and attention to the city's character and quality.

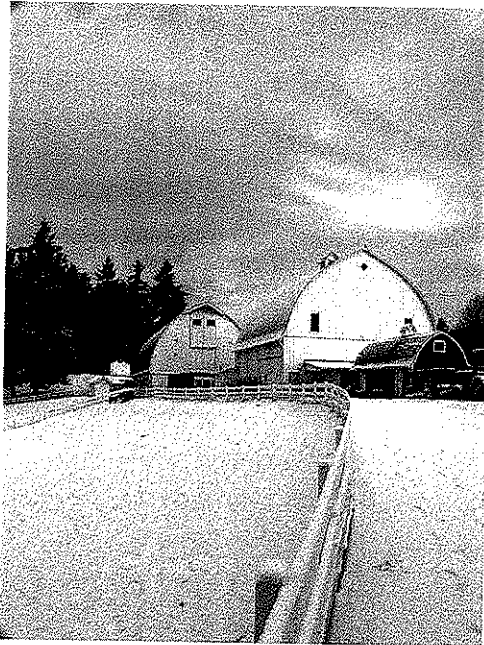
POLICIES

- CF-1. Ensure that capital facilities necessary to meet level of service standards are provided within a reasonable amount of time.
- CF-2. Plan for the long-term renewal or replacement of aging capital facilities as needed to maintain target service levels.
- CF-3. Use the city's Capital Investment Program, as amended every other year, to prioritize the financing of capital facilities within projected funding capacities.
- CF-4. Ensure that Bellevue's Land Use Element and its Capital Facilities Element are consistent.
- CF-5. Reassess Bellevue's Land Use Plan periodically to ensure that capital facilities needs, financing and level of service are consistent.
- CF-6. Base capital facilities needs on employment and population projections developed by the city in conjunction with county and regional estimates.
- CF-7. Use facility system plans to identify and plan for the long-range facility needs for individual city services.
- CF-8. Use adopted Level of Service, operating criteria or performance standards to evaluate capital facilities' needs.
- CF-9. Coordinate planned capital investments across departments.



- CF-10.** Coordinate with non-city-managed capital facilities providers consistent with Bellevue's Comprehensive Plan.
- CF-11.** Consider levying impact fees on development in the portion of Bellevue served by a school district upon the request of the district, presentation of its adopted Capital Facilities Plan, and demonstration that such facilities are needed to accommodate projected growth in the district.
- CF-12.** Maintain the post-disaster Response and Recovery Plan that ensures the city's capability to recover and reconstruct from a disaster.
- CF-13.** Support consolidation (by mutual agreement) of those portions of special purpose service districts and King County Flood Control Districts with the city where the service district is providing service within the city's corporate boundary.
- CF-14.** Provide public services and/or utilities within the corporate limits of adjoining cities when there is a service agreement in effect or when such temporary service is necessary because of an emergency.
- CF-15.** Recognize existing utility agreements with adjacent cities, towns, and districts, and acknowledge the continuation of such agreements. Ensure that these agreements contain conditions that have the necessary development review authority in order to maintain acceptable service levels to those municipalities.





Essential Public Facilities (EPF)

- CF-16.** Define essential public facilities, consistent with the Growth Management Act.
- CF-17.** Require essential public facilities to be sited and designed according to city standards and criteria in order to minimize potential impacts to the community, while recognizing the public importance and difficult-to-site nature of such facilities.
- CF-18.** Participate in inter-jurisdictional efforts to site countywide or statewide essential public facilities. Pursue agreements among jurisdictions to mitigate against the disproportionate burden that may fall on the jurisdiction which becomes the site of a facility.
- CF-19.** Impose conditions of approval or other measures within the scope of the city's authority to mitigate environmental, compatibility, public safety, or other impacts of the essential public facility.
- CF-20.** Work to site or expand essential public facilities in ways that equitably balance social, environmental, and economic impacts to achieve citywide and regional planning objectives.
- CF-21.** Locate Secure Community Transition Facilities, as defined by RCW 71.09.020 now or as hereafter amended, outside of single family and multifamily residential districts. Provide a separation between Secure Community Transition Facilities and residentially developed property in other land use districts.

POLICY CONNECTIONS

The purpose of the Capital Facilities Element is to plan for adequate public facilities to be available when growth occurs. If funding falls short, other elements of the Comprehensive Plan must be reassessed for changes. Other elements of the Comprehensive Plan also address the provision of public facilities to meet community needs.

Privately owned utilities (electrical, natural gas, liquid or other gas pipelines and telecommunications) conduct their own planning processes and maintain their own system plans.

The **Utilities** Element includes policies regarding the planning of non-municipal utilities.

The **Transportation** Element includes further detail on planning for capital facilities such as streets, non-motorized facilities, and public transit facilities.



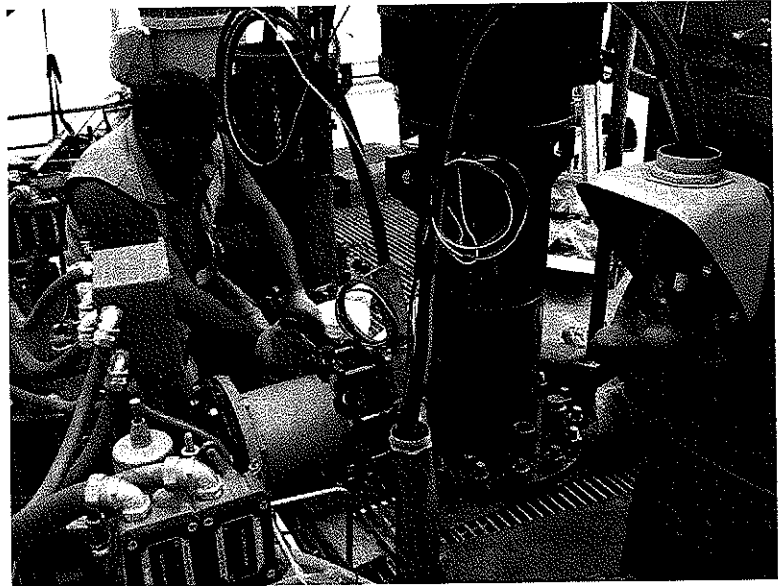
IMPLEMENTATION

Bellevue implements the Comprehensive Plan through numerous actions, including day-to-day operations, capital investments, strategic partnerships, and review of new development projects. The major components of the Capital Facilities Element generally have their own planning processes to ensure future facilities meet the city's needs. In addition, the Capital Investment Program spells out the funding available for these investments. The following list shows some of the relevant plans that implement the Capital Facilities Element.

| Implementation Program | Type |
|---|---|
| <p><u>Capital Investment Program</u></p> <p>This is the city's seven-year financing and implementation plan in which needed capital improvements to the city's public facilities and infrastructure are identified and prioritized.</p> | Funding: plan updated biennially. |
| <p><u>Water System Plan</u></p> <p>This plan provides a basis for capital improvement planning for six years and forecasts anticipated needs to a 20-year planning horizon.</p> | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <p><u>Wastewater System Plan</u></p> <p>This plan addresses aging infrastructure, system expansion to accommodate development, revised policies and practices, data, finances, revised growth forecasting, and recommended improvements.</p> | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <p><u>Storm and Surface Water System Plan</u></p> <p>This plan establishes the city's storm and surface water policy.</p> | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <p><u>Parks and Open Space System Plan</u></p> <p>This plan is the primary tool to guide the long-term growth and development of Bellevue's parks and open space system. The core of the plan is a set of 20-year capital project recommendations, which are reviewed and updated approximately every six years.</p> | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <p><u>Fire Department Facilities Master Plan</u></p> <p>This plan is the Fire Department's long-term vision meant to help prioritize and inform future capital improvement facilities decisions.</p> | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <p><u>King County Comprehensive Solid Waste Management Plan</u></p> <p>This plan presents proposed strategies for managing King County's solid waste over a six-year period.</p> | Functional Plan: updated on a six-year cycle. |
| <p><u>Bellevue School District Five-Year Capital Facilities Plan</u></p> <p>This plan is the school district's primary facility planning document and contains information on capacity of current facilities, enrollment trends, and projected facility needs within the planning period.</p> | Capital Facilities Plan: updated on a five-year cycle. |

| Implementation Program | Type |
|--|---|
| <p><u>Lake Washington School District Seven-year capital Facilities Plan</u></p> <p>This plan is the district's primary facility planning document and includes information on current facilities, the district's standard of service, enrollment projections, classroom capacities, impact fees, and finance plan.</p> | <p>Capital Facilities Plan: updated on a six-year cycle.</p> |
| <p><u>Issaquah School District Seven-year capital Facilities Plan</u></p> <p>This is the district's primary facility planning document, in compliance with the requirements of the Growth Management Act.</p> | <p>Capital Facilities Plan: updated on a six-year cycle.</p> |
| <p><u>Renton School District Capital Facilities Plan</u></p> <p>This plan is a description of anticipated capital facility needs and expenditures.</p> | <p>Capital Facilities Plan: updated on a six-year cycle.</p> |
| <p><u>Redmond Water System Plan</u></p> <p>The Redmond water utility serves a small portion of Bellevue in the Overlake area.</p> | <p>Functional Plan: updated on a six-year cycle.</p> |
| <p><u>Transportation Facilities Plan</u></p> <p>This plan identifies anticipated transportation projects for a twelve-year period and directly supports the Capital Investment Program.</p> | <p>Functional Plan: updated every two years.</p> |

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UTILITIES

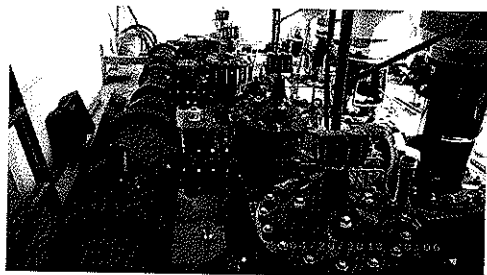
WHAT YOU WILL FIND IN THIS CHAPTER

- ▶ An overview of utility systems in Bellevue and anticipated future trends.
- ▶ As required by the Growth Management Act, maps showing the general location of existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.
- ▶ Policies to maintain utilities at appropriate levels of service to accommodate the city's expected growth while maintaining a balance with other community and environmental goals.
- ▶ A description of the city's planning framework for existing and proposed utilities, including water, sewer, stormwater, electrical lines, telecommunications, and natural gas.

UTILITIES VISION

BELLEVUE HAS THE PUBLIC AND PRIVATE UTILITIES THAT MEET THE NEEDS OF A GROWING ECONOMY.

Public and private utilities are building the systems to grow a 21st century economy. These services are resilient, efficient, and available to the entire community. Utilities are sited, designed, and operated in a manner that maintains community character.



INTRODUCTION

Utilities are the basic building blocks of urban living. While we may take for granted services such as clean drinking water, wastewater and stormwater management, electricity, natural gas, telephone, and internet, these facilities make living in cities possible.

This element works in concert with the Land Use Element to ensure that Bellevue will have adequate utilities to serve both existing development and future growth. Policies also address environmental impacts, facilities siting and construction, economics, and aesthetics in design and landscaping.

In Bellevue, as in many cities, utilities are provided by a combination of city-managed and non-city-managed providers, as shown in Figure UT-1. Depending on their service, these are state regulated, federally licensed and/or municipally franchised providers. Non city-managed utilities providers include Puget Sound Energy (electricity and natural gas), as well as providers of telecommunication services.

Figure UT-1. City-Managed and Non City-Managed Utilities

| City-managed utilities: | Non city-managed utilities: |
|-------------------------|-----------------------------|
| Water | Electricity |
| Sewer | Natural gas |
| Storm and surface water | Other petroleum gas |
| Solid waste | Telephone |
| | Wireless services |
| | Cable |

The Growth Management Act's Public Facilities and Services Planning Goal ensures that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established minimum standards.

TODAY'S CONDITIONS AND TOMORROW'S PROJECTIONS

UTILITIES TODAY AND TOMORROW

City-Managed Utilities

The City of Bellevue manages the wastewater, water, and storm and surface water utilities, as well as solid waste management activities. The wastewater and water utilities serve the city and several jurisdictions outside the city limits and are self-supporting enterprise operations, separate from the city General Fund. Each city-managed utility is governed by a functional system plan that contains a system inventory, system management and operational policies, and level of service standards. While detailed information about each utility system is contained in the individual functional plans, an overview of each city-managed utility system is provided below.

Wastewater

Bellevue operates, maintains, and extends the sewage collection system to respond to the needs of residents and commercial establishments. The collection system discharges into larger pipes owned and operated by the King County Wastewater Treatment Division that transports the sewage for treatment and eventual discharge into Puget Sound.

Bellevue's wastewater collection system includes approximately 524 miles of mainline pipes, 130 miles of service stubs, and 46 pump and lift stations. The wastewater utility serves 35,800 customer accounts across 37 square miles, including Medina, Clyde Hill, Hunts Point, Yarrow Point, and Beaux Arts.

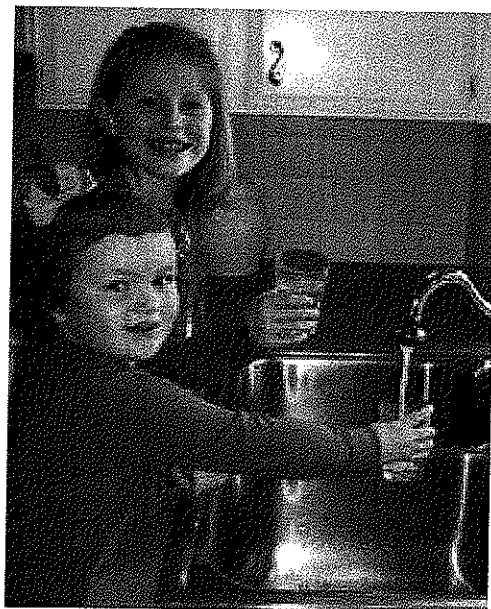
WHAT DOES IT MEAN?

- Utility systems in Bellevue are provided either as city-managed or non city-managed utilities. While the city does not control non-city managed utility facilities, it has authority to regulate how private utilities are developed in Bellevue.
- Each city-managed utility system is governed by a functional plan that contains a detailed system inventory, lists of planned improvement projects, and policies specific to that utility system. The role of this Utilities Element is to establish an overall strategy for providing adequate utility service to serve the growth projected in the Land Use Element.
- Utilities providers plan for the necessary infrastructure to manage aging systems, respond to growth, and adapt to changing consumer behavior.



Bellevue owns 15 miles of submerged wastewater pipeline in Lake Washington and 4 miles of submerged wastewater pipeline in Lake Sammamish. These "lake lines" were constructed in the late 1950s and 1960s and may be nearing the end of their useful life. The city maintains them and is evaluating their condition to determine when rehabilitation and/or replacement will be necessary. The cost for this work will be substantial. Management of the lake lines is critical to maintaining and protecting water quality in Lake Washington and Lake Sammamish.

Water



Bellevue's drinking water utility serves 37,300 customer accounts, operates 620 miles of water main pipes, and serves an area of over 37 square miles, including the adjacent communities of Clyde Hill, Hunts Point, Medina, Yarrow Point, and portions of the cities of Issaquah and Kirkland.

Bellevue purchases water from the Cascade Water Alliance, a regional supplier to several cities and special purpose districts. Water from Cascade is distributed through mains operated and maintained by the water utility to residential, commercial, and industrial users. The Cascade Water Alliance facilitates the development of a regional water supply system that balances regional water resources and regional water supply needs, and provides equitable participation in ownership and management. Bellevue works with Cascade to promote the efficient use of the public water supply to customers through education, technical assistance and incentive programs.

Storm and Surface Water

Bellevue's storm and surface water operations include stormwater runoff and flood control, protection of surface water quality, support of fish and wildlife habitats, and protection of the environment, and public education. Bellevue provides storm and surface water utility service to all properties within the city (32,900

customer accounts). There are 26 drainage basins in the city, most with year-round streams, over 19,000 public storm drains, 400 miles of pipes, and over 1,200 city and privately owned detention facilities.

Solid Waste

Solid waste management activities include solid waste planning, promotion, and monitoring the performance of private contractors who carry out collection of solid waste, recyclables, organics, and litter pick up. These services are financed through garbage rates that are set by the City Council. There are 29,000 single-family residential customer accounts, 330 multifamily accounts, and 1,600 commercial accounts in Bellevue. The city encourages waste reduction and recycling to manage demand for solid waste services.



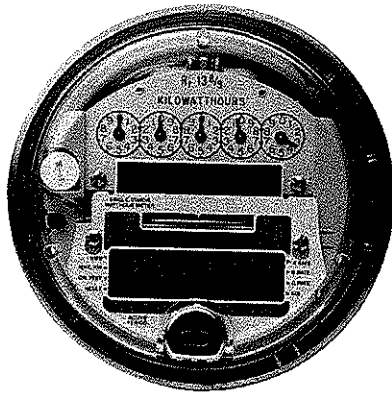
Non-City Managed Utilities

Authority

The Washington Utilities and Transportation Commission (WUTC) regulates the services and defines the costs that a utility can recover, to ensure that the utility acts prudently and responsibly. With the adoption of the Growth Management Act, both the WUTC and the City of Bellevue have jurisdiction over the activities of electric, gas, and telephone utilities within Bellevue's city limits.

Bellevue has the authority to regulate land use and, under Growth Management Act, the requirement to consider the location of existing and proposed utilities and potential utility corridors in land use planning. The city must also plan for the adequate provision of utilities consistent with the goals and objectives of its Comprehensive Plan, taking into consideration the public service obligation of the utility involved.

Bellevue is entitled to reasonable compensation for use of its rights-of-way and leases of city-owned property, structures and conduits. The Telecommunications Act of 1996 established new



responsibilities for the Federal Communications Commission in licensing of wireless communication providers. The licenses allow the right to use a block or blocks of the radio frequency spectrum to provide wireless services. Section 704(a)(7) of the Act recognizes the authority of state and local governments over decisions regarding siting of wireless communication facilities, subject to certain limitations.

Electrical Service

Puget Sound Energy builds, operates, and maintains the electrical utility system serving Bellevue. Puget Sound Energy imports electrical energy from generation sources in Canada, on the Columbia River, and from other generation sites inside and outside of Puget Sound Energy's service territory.

Puget Sound Energy's goals are to meet future customer needs for electrical service, enhance system reliability, and maintain safe facilities. Puget Sound Energy builds, operates, and maintains the electric transmission and distribution systems serving the City of Bellevue. Puget Sound Energy is an investor-owned utility serving more than 1,097,500 electric customers in an eight county service area. As of the end of 2014, Puget Sound Energy served more than 63,900 electric customers within the City of Bellevue. Puget Sound Energy's 2013 Integrated Resource Plan forecasts growth in electric peak hour capacity 'need' (the gap between the effective capacity of existing resources and the peak hour capacity needed) to increase 12 MW by 2017, 100 MW by 2020 and 2,194 MW by 2033. For the shorter term and based on 2012 population, employment and development forecasts from its October 2013 Eastside Needs Assessment Report, Puget Sound Energy's corporate load forecast for winter under normal conditions and 100% conservation indicates load increases a total of about 138 MW from 2013 to 2022 or about 17 MW of increased load per year. This annual increase is significantly lower than previous forecasts and is much lower than the 2011 forecast of approximately 22 MW per year.

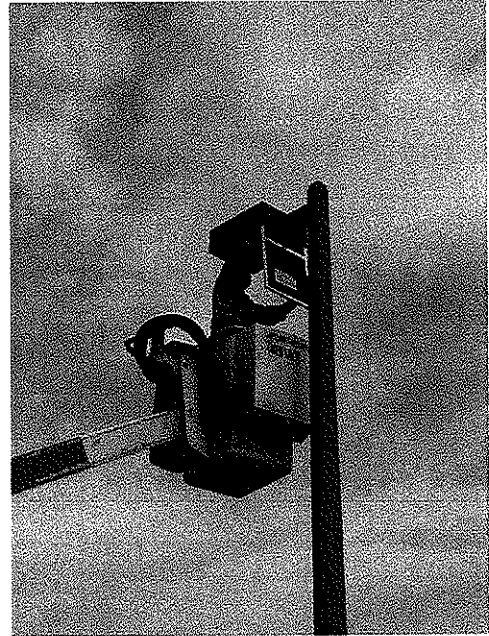
Actual load growth could vary from projections due to economic cycles, land use zoning changes and other drivers.

Several new system facilities including transmission lines and substations may need to be constructed to meet the projected increased demand for electrical service and to enhance reliability. Bellevue's knowledge-based economy is part of a community lifestyle that requires and expects sufficient and highly reliable electrical service.

The city maintains a list and schematic system map (Map UT7) of necessary electrical transmission, distribution, and substation facilities and administers policies that guide provision of adequate electrical power to serve the community. The city also has environmental review and permitting authority over the activities of the utility within the city's boundaries.

The potential for undergrounding existing aerial lines is addressed by Washington State's electrical utility regulatory framework including various tariff Schedules (73, 74 and 80). Bellevue relies on Comprehensive Plan and capital investment policy as well as its franchise agreement and memoranda of understanding with Puget Sound Energy to implement undergrounding of distribution facilities. The framework for undergrounding reflects the Utilities Element policies and the tradeoffs inherent in underground versus overhead distribution facilities. As a result of this the city takes an incremental approach to undergrounding electrical distribution facilities, and a mitigative approach to identified environmental and aesthetic impacts of other electrical facility infrastructure.

A future reliable electric grid may include emerging concepts such as non-wire, microgrid, or alternative technology solutions to the existing overhead system that better address the community's interest in mitigating impacts.



Natural Gas Service

Puget Sound Energy also builds, operates, and maintains the natural gas distribution system serving Bellevue. At the end of 2014, Puget Sound Energy served more than 33,500 natural gas customers within Bellevue.

The Pacific Northwest receives natural gas from various regions of the United States and Canada. Natural gas is transported throughout the states of Washington, Oregon and Idaho via a network of interstate transmission pipelines owned and operated by Northwest Pipeline Corporation. Puget Sound Energy takes delivery of natural gas from Northwest's Williams Pipeline east of Lake Sammamish and distributes the gas to customers via Puget Sound Energy's distribution system. The distribution system serving Bellevue consists of both high pressure and intermediate pressure mains.

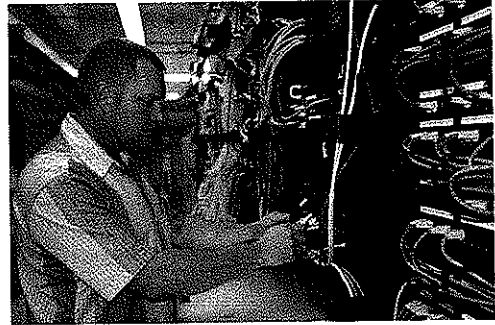
As of 2014, Puget Sound Energy's natural gas distribution system has sufficient capacity to serve existing demand for gas service in Bellevue. However, system capacity enhancements may be required in the next few years to provide service to new development. Thereafter, the need for additional system improvements will be driven by future development.

Telecommunication Services

Telecommunications is the transmission of information in the form of electronic signals or other similar means. Telecommunications services generally include the following categories:

- **Landline Telephone** – Telephone service in Bellevue is offered through two major providers, though local telephone service is now being offered by cable companies. It is anticipated that additional upgraded telephone facilities will be needed to handle a growing demand for advanced telecommunications services.

- **Wireless Communications** – A wide variety of cellular communications and wireless data services are available in Bellevue. Currently, these services rely on ground-based antennae located on towers or buildings. This element recognizes that providing wireless service involves adapting to changing technologies, which may make current forms of receivers obsolete.
- **Cable Television and Broadband Internet** - Multiple cable operators provide cable services in Bellevue. This service provides broadcasting via a network of overhead and underground coaxial cables and often includes broadband internet and telephone service.



Bellevue's central location and significant employment concentration will continue to attract new and evolving technologies in the field of telecommunications. The city supports increasing the availability of improved telecommunications services throughout the city. The city encourages new telecommunications technology that balances the costs and benefits of the following factors: health and safety, aesthetics, the environment and the economy.

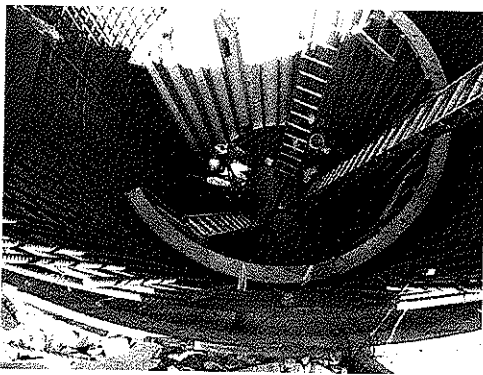
In most cases, telecommunications services will use existing utility corridors, public rights-of-way, and other city-owned properties, and will be able to provide services to all parts of the city. Bellevue encourages the shared use of space consistent with the city's service mission for telecommunication infrastructure projects within the street right-of-way and for telecommunication infrastructure opportunities on other city property. Bellevue's infrastructure investment and aesthetic quality should be protected from unnecessary degradation caused by the construction of telecommunications infrastructure.

The policies in this element address current technology recognizing that new communication technologies are constantly evolving. The city encourages new technology that is consistent with a balancing of the costs and benefits discussed above.

CHALLENGES AND OPPORTUNITIES

Development and Support of New Technologies

New technology offers new opportunities to bring high speed Internet access to more of the city. A "Smart City" strategy seeks to include high speed data options for businesses and residents by encouraging the deployment of broadband infrastructure. Ensuring that quality, affordable internet connectivity is available will further the city's goal of economic growth and competitiveness. As this system is deployed, the community will need to work to ensure that there are not excessive visual impacts and that access is not limited to select areas of the city. A balanced permitting process will help encourage deployment of high speed telecommunications infrastructure while protecting neighborhood character.



Condition of Utility Infrastructure

Some of Bellevue's utilities infrastructure is aging and will require repairs and replacement over the next twenty years. The costs of replacing utility infrastructure are substantial and take years for planning and implementation. Each city-managed utility has strategies and plans for funding and building the necessary improvements, which are scheduled and assigned funding in the city's seven-year Capital Investment Program.

For example, infrastructure for both drinking water and wastewater is aging, with most of the systems well past midlife. Slightly more than 40 percent of the city's water mains are made of asbestos cement pipe, generally the oldest pipe in Bellevue's water system and the type that wears out the fastest. Replacing asbestos cement pipe is the focus of Bellevue's water pipe replacement programs. For wastewater utility programs, the cost to repair or replace aging sewer mains, especially in-lake submerged wastewater pipes, will be substantial. The utility's asset management program is planning for timely replacement of pipes and other facilities to maintain reliable service and protect the environment.

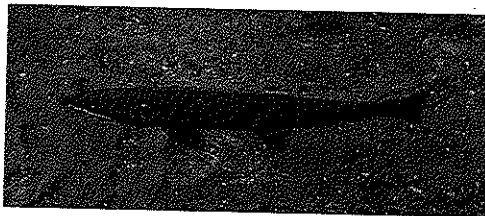
Accommodating Future Demand

Increased demand will require investment to build new facilities for water, wastewater, and stormwater services. Non-city utility providers will also experience increased demand for services and will need to plan for new or improved facilities.

Maintaining Neighborhood Character

While it is critically important to meet growing demand for utility services and further develop the reliability of Bellevue's utility systems, it is also important to ensure that new and expanding utility facilities are sensitive to neighborhood character. Map UT7 identifies planned electrical facilities that have the potential to create significant incompatibilities with Bellevue neighborhoods. It reflects an analysis of planned facility locations and manner of expansion anticipated by Puget Sound Energy's system plan. Such sensitivity factors as proximity to residential neighborhoods, visual access, and expansion within or beyond an existing facility border were considered in identifying potential incompatibilities. The early screening represented in Figure UT.7 identifies a list of facilities that will require special regulatory siting scrutiny. This is intended to increase transparency of the siting process for Puget Sound Energy and the public, while also ensuring the utility's ability to meet system needs.





BELLEVUE'S UTILITIES PLAN

Bellevue facilitates the development and maintenance of all utilities at the appropriate levels of service to accommodate the city's project growth. Bellevue facilitates the provision of reliable utility service in a way that balances the public's interest in safety and health, consumers' interest in paying no more than a fair and reasonable price for the utility's product, the natural environment, and the community's desire that utility projects be aesthetically compatible with surrounding land uses. Bellevue processes permits and approvals for utility facilities in a fair and timely manner and in accord with development regulations that encourage predictability. Bellevue encourages new technology that improves utility services and reliability while balancing health and safety, economic, aesthetics, and environmental factors. Bellevue provides policy guidance for each utility facility system specific to its city-managed or non-city-managed utility system status.

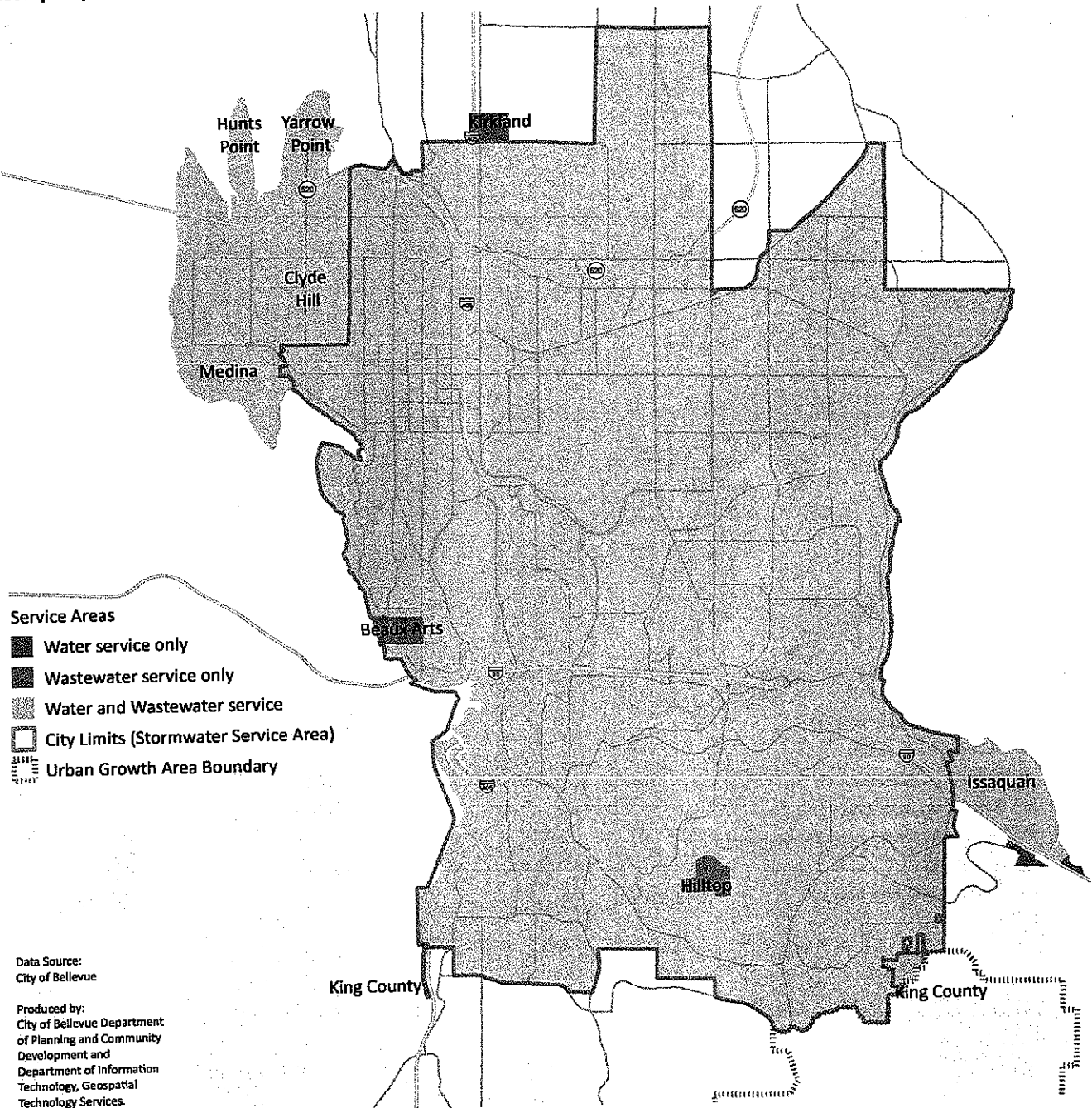
This Utilities Element acts as a "hub" for a collection of functional system plans. While each utility is governed by a detailed functional plan that provides specific policy guidance for that specific system, the Utilities Element provides guidance for all utilities in Bellevue in establishing the city's overall approach to providing safe, high-quality, and reliable utility services for residents and businesses.

WHAT DOES SUCCESS LOOK LIKE?

- Utilities are provided at appropriate levels of service to Bellevue residents and businesses.
- New technologies are used to enhance service, reduce costs, and reduce the impacts of utility service.
- Wide spread access to high speed internet.
- Utilities provide reliable, equitable service while avoiding and minimizing community impacts.

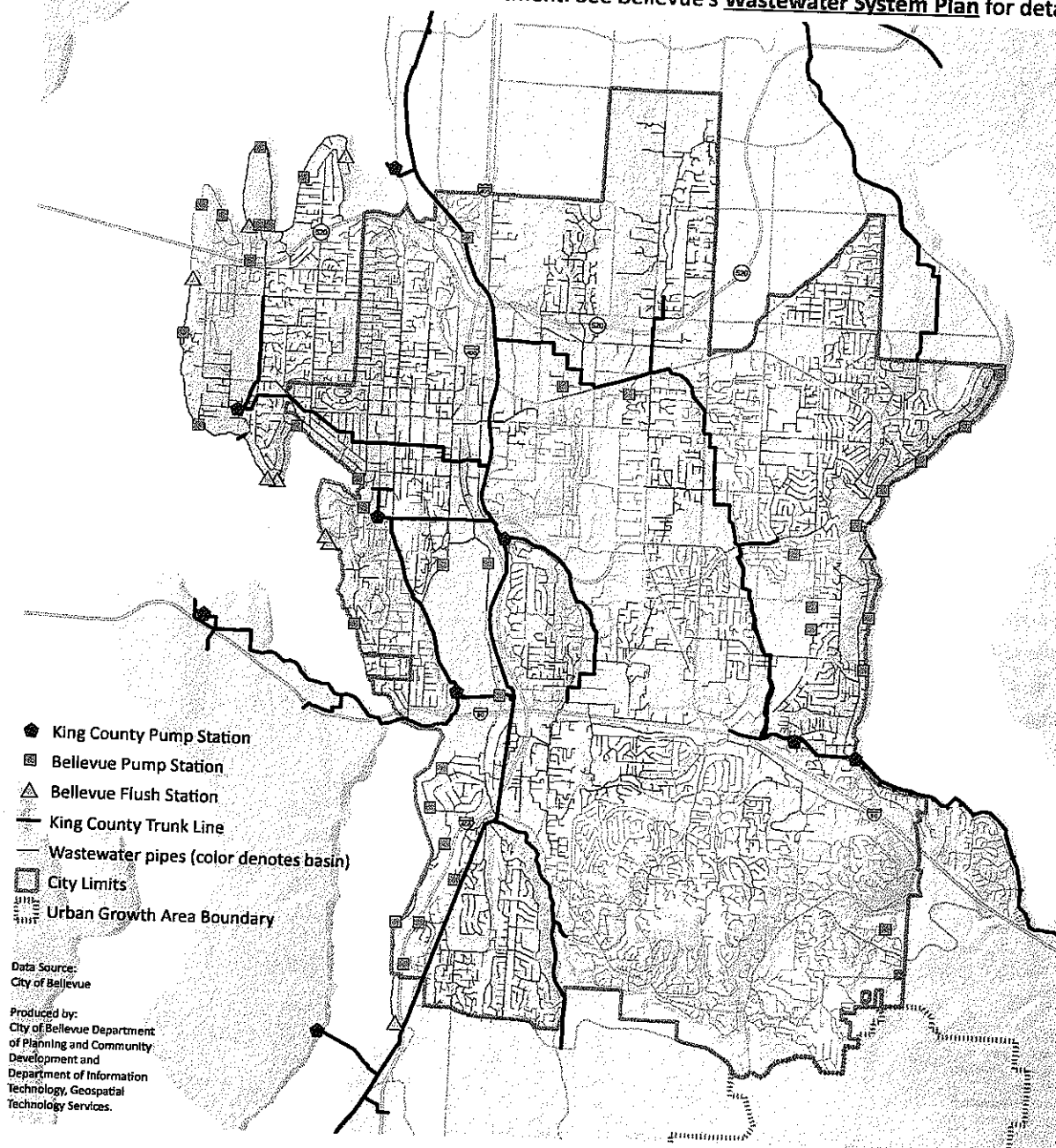
Map UT-1. Utility Service Areas

The City of Bellevue provides water, wastewater and stormwater services to all areas within Bellevue except in the Hilltop subdivision where water service is provided by Water District 117. The City also provides water and/or wastewater services to areas outside of Bellevue including the Points Communities, Beaux Arts, and parts of Issaquah, Kirkland and unincorporated King County as shown in the map below.



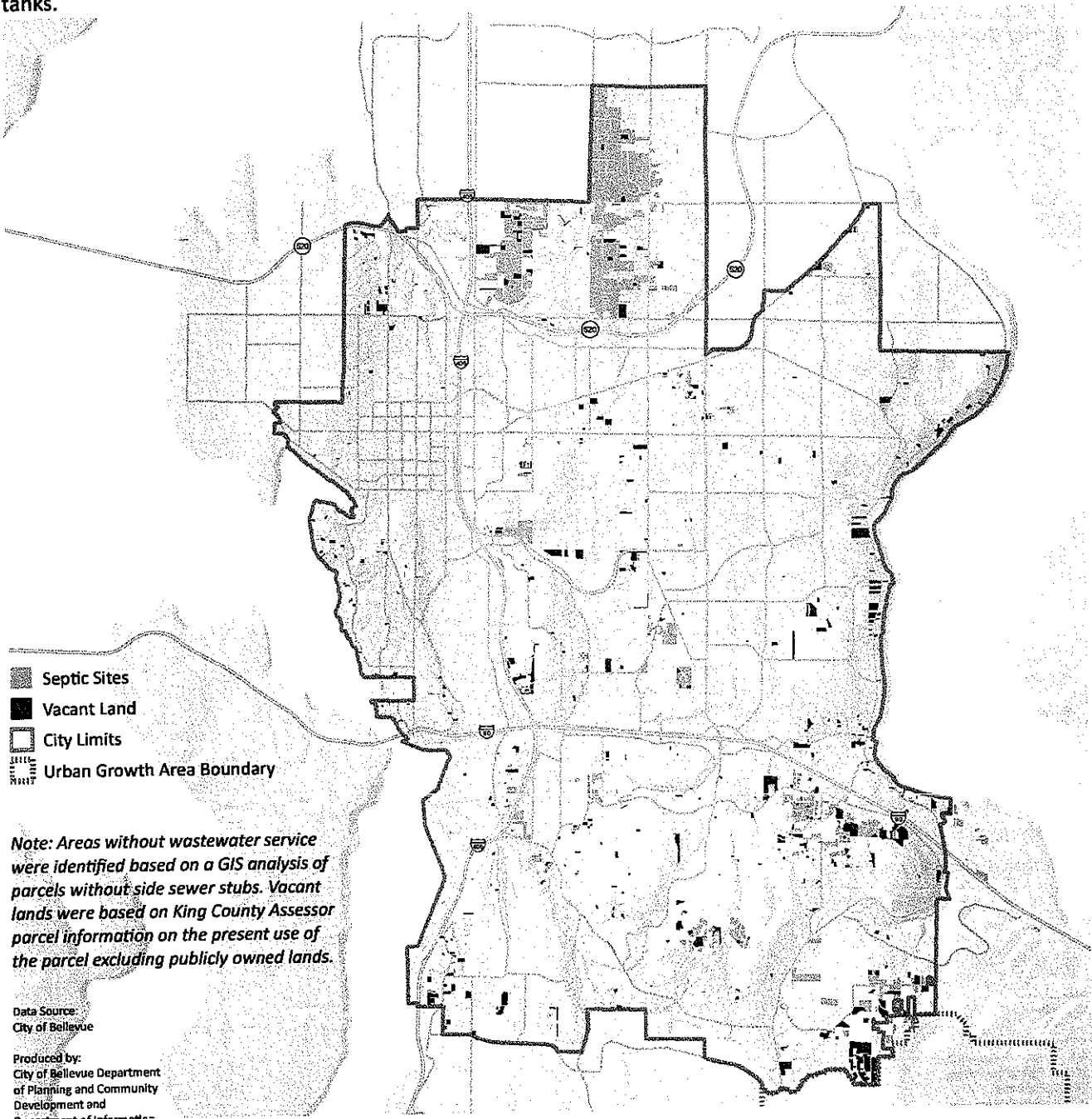
Map UT-2. Wastewater Collection System Facilities

This map shows the locations of wastewater pump and flush stations as well as sewer pipes. Wastewater basins are depicted by different colors of pipe. Bellevue's wastewater collection system includes over 650 miles of mainline pipes and service stubs, and 46 wastewater pump and lift stations. Wastewater flows through city-owned and maintained pipes into King County's regional trunk lines where it is conveyed to Renton or Brightwater Wastewater Treatment Plants for treatment. See Bellevue's Wastewater System Plan for details.



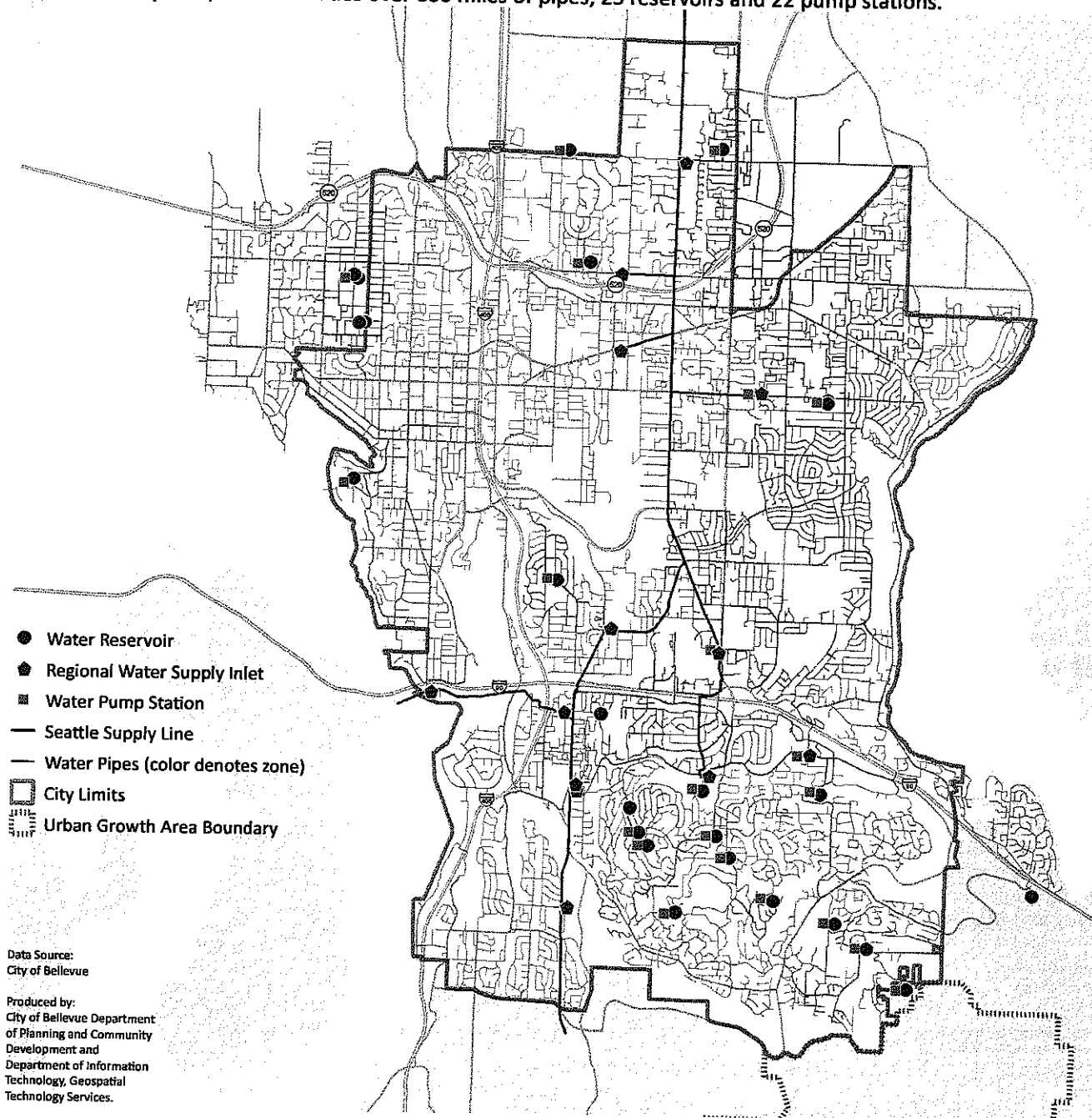
Map UT-3. Property without Wastewater Service

Non-sewered areas relying on septic tanks for wastewater treatment and vacant lands are shown on the map below. The King County Health Department regulates the use of septic systems in King County, including Bellevue. See the City of Bellevue's Wastewater System Plan for more information regarding the use of septic tanks.



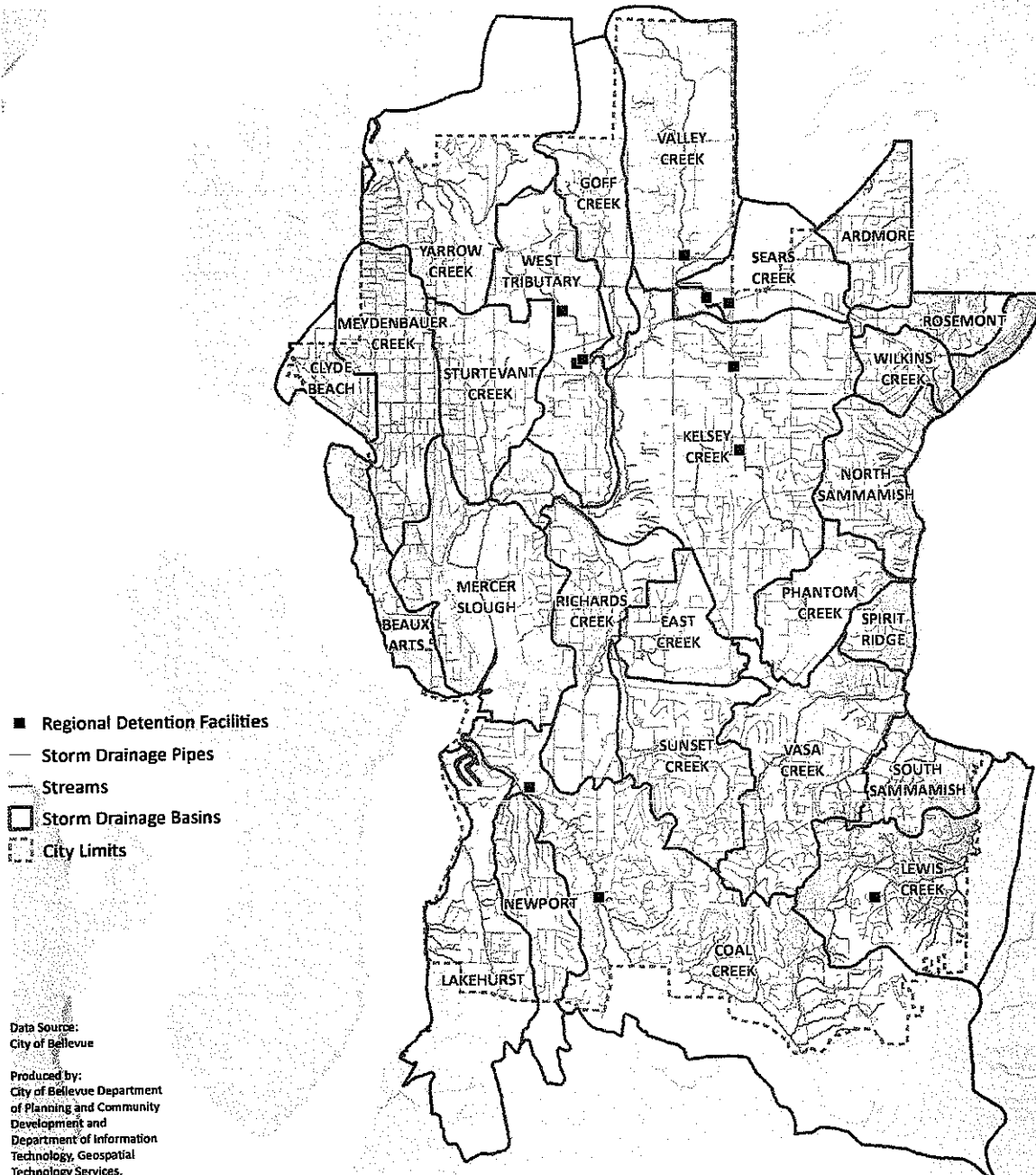
Map UT-4. Major Water Facilities

Bellevue's drinking water is acquired through the Cascade Water Alliance, an association of water districts and cities, including Bellevue, which serves as a regional water supply agency and wholesale water provider. This map shows locations of water reservoirs, pump stations, and supply inlet meters along with the main supply line and water pipes. Pressure zones are depicted by different colors of pipe. Bellevue is responsible for the local water distribution system, which includes over 600 miles of pipes, 25 reservoirs and 22 pump stations.



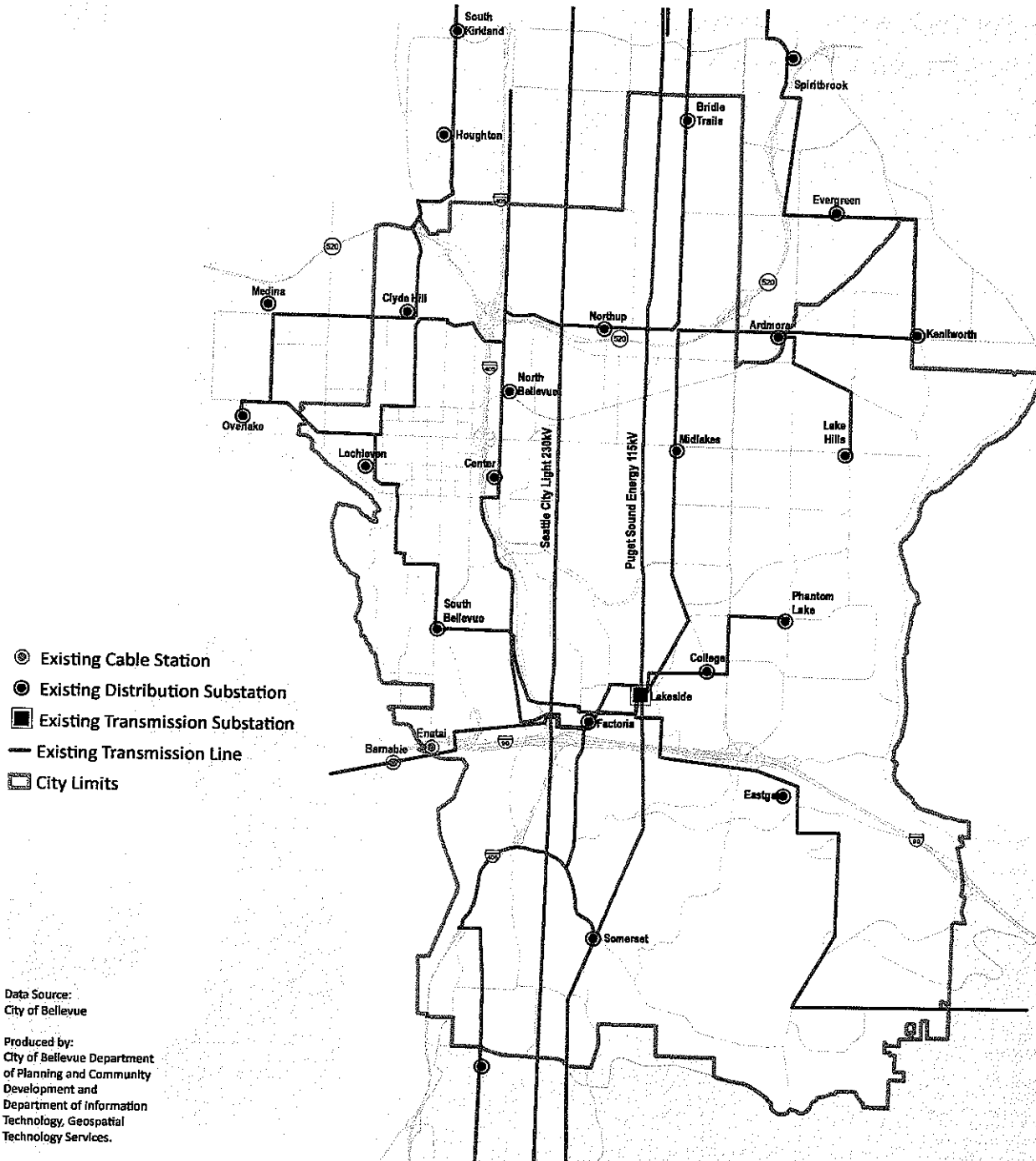
Map UT-5. Storm and Surface Water Facilities

This map shows storm water drainage basins within Bellevue along with regional detention facilities, and pipes. The stormwater system in Bellevue is a combination of streams, lakes, wetlands, pipes, catch basins and flood control sites--private and public systems that eventually drain into either Lake Washington or Lake Sammamish. Storm and surface water facilities help manage storm water runoff during storm events. See Bellevue's [Storm and Surface Water System Plan](#) for more detail.



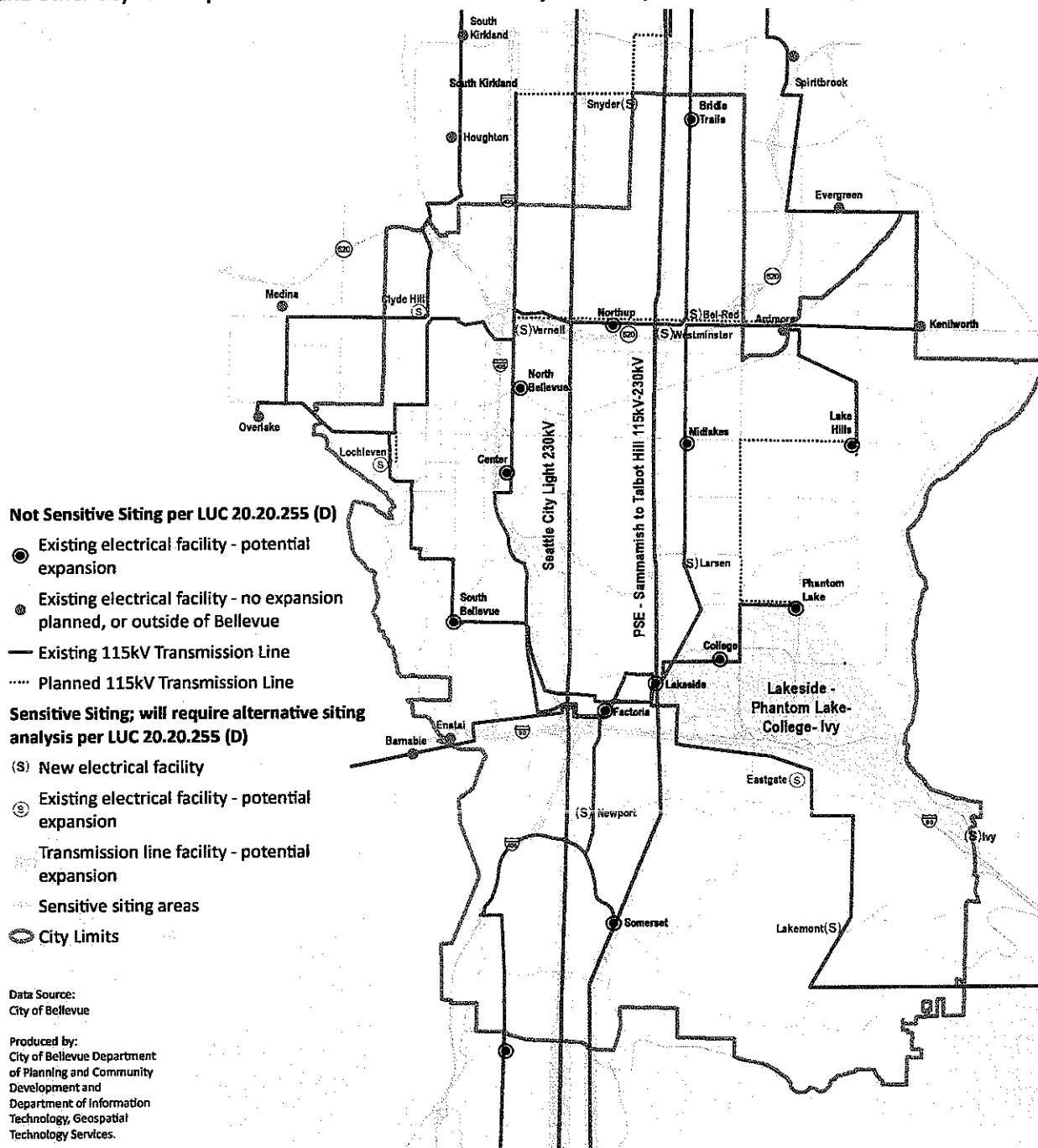
Map UT-6. Existing Electrical Facilities

This map and the following map of new and expanded facilities together guide the siting of electric facility utilities in the city, requiring the city under GMA to consider the location of existing and proposed utilities in land use planning.



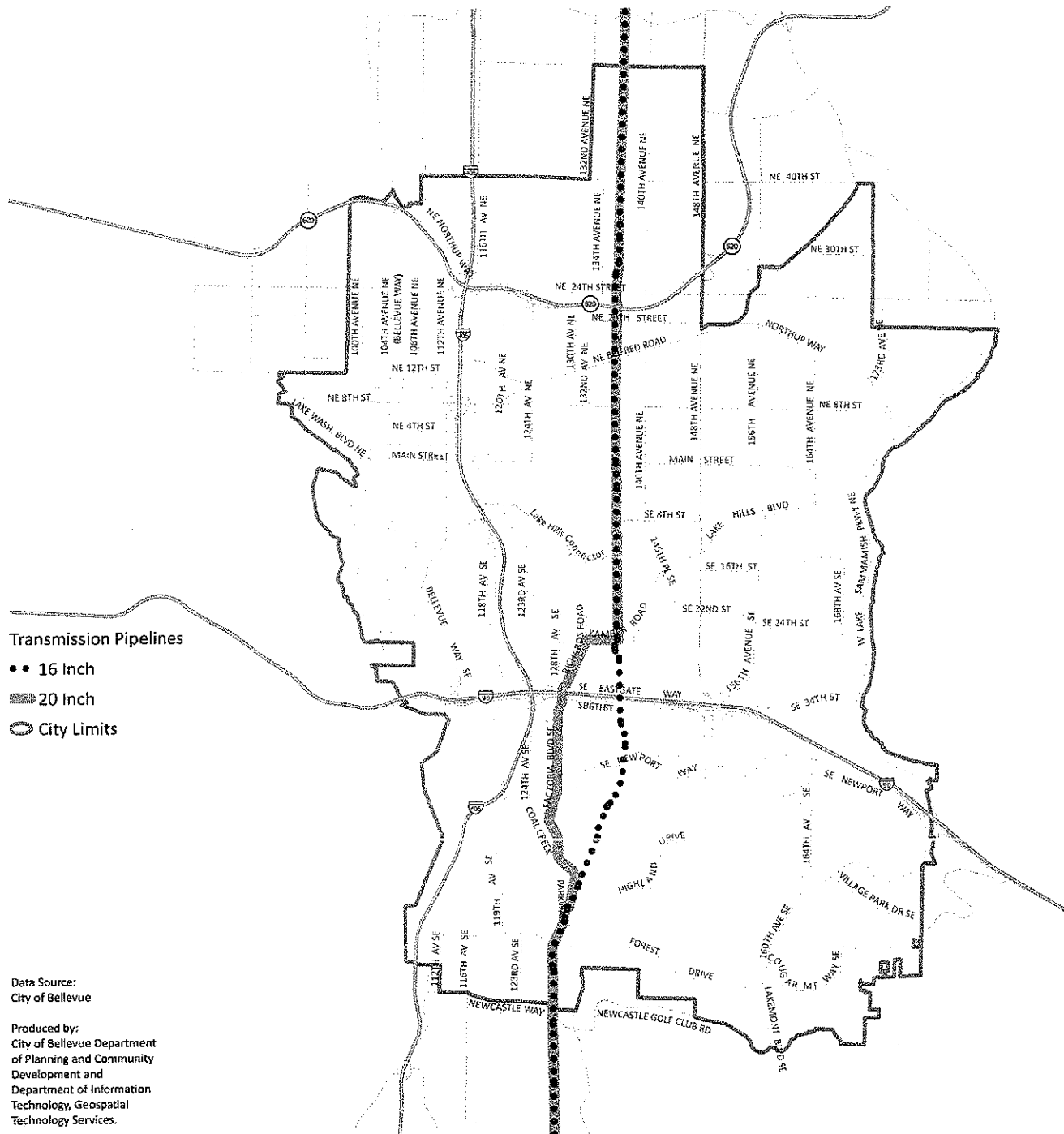
Map UT-7. New or Expanded Electrical Facilities

This map shows the general locations and conceptual alignments of Puget Sound Energy's planned facilities together with the city's sensitive siting classifications. These locations, alignments and classifications guide the review of the actual location of transmission lines, routes, and substations subject to the Conditional Use Permit and other city review processes. The actual locations may ultimately differ from those depicted here.



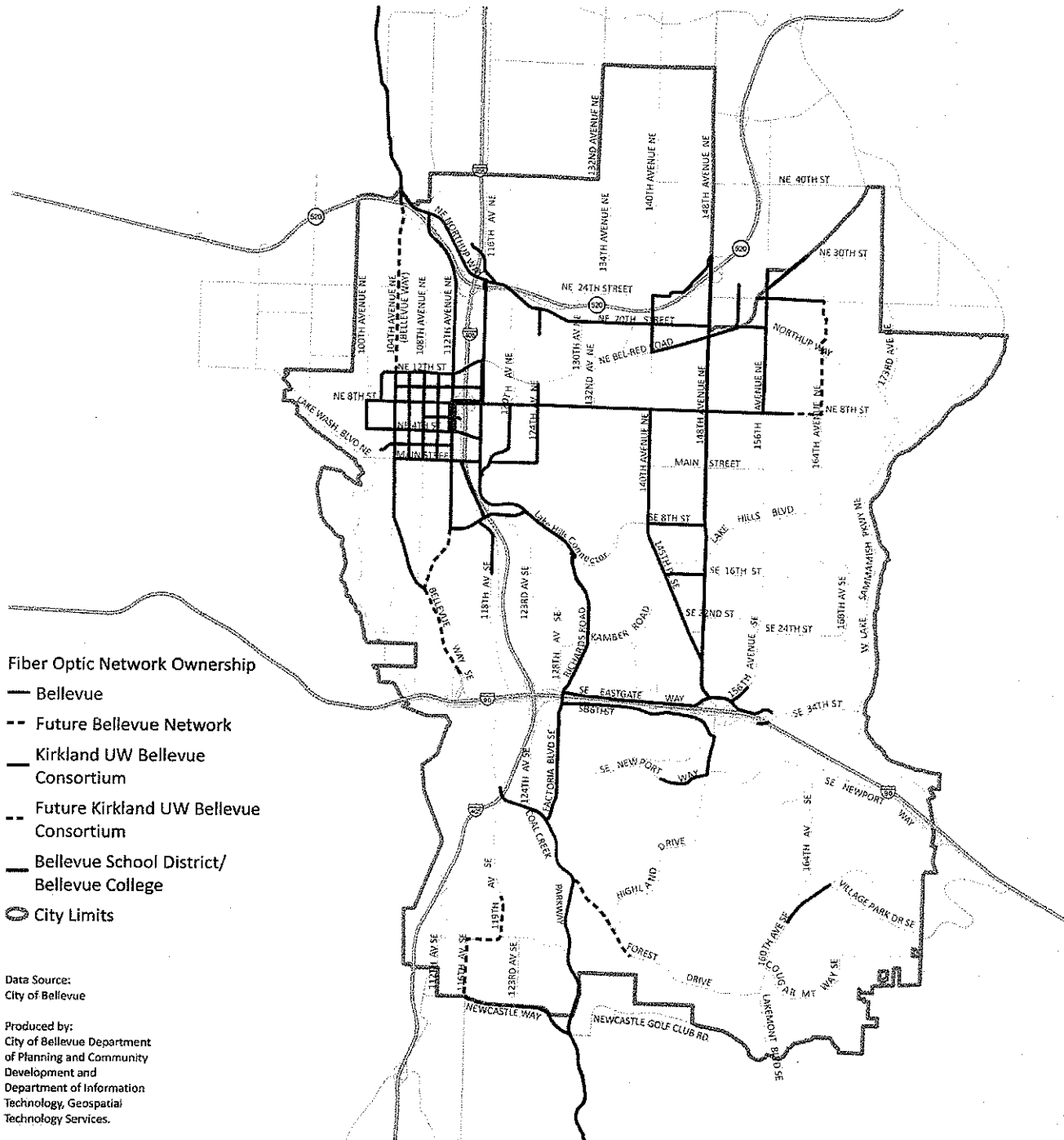
Map UT-9. Olympic Pipeline Company Transmission Pipeline

This map shows the locations of the Olympic Pipeline Company's liquid petroleum transmission pipelines within Bellevue.



Map UT-10. Fiber Optic Network

This map shows the location of Bellevue's existing and future fiber optic network by ownership.



GOALS & POLICIES

GOAL

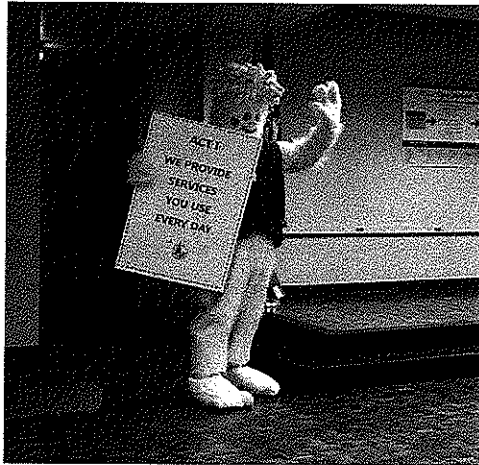
- To develop and maintain all utilities at the appropriate levels of service to accommodate the city's projected growth.
- To ensure reliable utility service is provided in a way that balances public concerns about infrastructure safety and health impacts, consumer interest in paying a fair and reasonable price for service, potential impacts on the natural environment, and aesthetic compatibility with surrounding land uses.
- Utility facilities are permitted and approved by the city in a fair and timely manner and in accord with development regulations, to encourage predictability.
- New technology to improve utility services and reliability is used in balance with health and safety, economic, aesthetics, and environmental factors.



POLICIES

General Utility System

- UT-1.** Manage utility systems effectively in order to provide reliable, sustainable, quality service.
- UT-2.** Build and manage city-owned utility infrastructure assets to reduce the likelihood of risks to public safety, property and environment, and disruption due to asset failure.
- UT-3.** Use design and construction standards that are environmentally sensitive, safe, cost-effective, and appropriate.
- UT-4.** Encourage public-private partnerships to take advantage of the city's fiber optic network to facilitate innovation, service delivery, and competition for broadband deployment throughout the city.
- UT-5.** Encourage new and cost-effective emerging information and telecommunications technologies that would benefit city utility users and improve utility service and efficient water and energy use.



- UT-6.** Ensure that the location, type, and size of all public facilities is determined and/or approved by the city.
- UT-7.** Base the extension and sizing of system components on the land use plan of the area. System capacity will not determine land use.
- UT-8.** Design, construct, and maintain facilities to minimize their impact on surrounding neighborhoods.
- UT-9.** Encourage the joint use of public facilities such as the development of a storm and surface water detention area as passive recreation.
- UT-10.** Emphasize cost effective management of city utility systems over their lifetime, including planning for their renewal and replacement, balancing risk, and maintaining desired service levels. Forecast future capital and maintenance costs and manage rates so that customer rate revenue funds the cost of ownership equitably across generations.
- UT-11.** Educate and inform utility providers, consumers and the community about the costs and benefits of emerging technologies.
- UT-12.** Develop and periodically update functional utility system plans that forecast system capacity and needs for at least a 20 year planning horizon.
- UT-13.** Consider Low Impact Development principles to minimize impervious surfaces and native vegetation loss on all infrastructure improvement projects.
- UT-14.** Make the city's utility service areas coincide with the Potential Annexation Area.

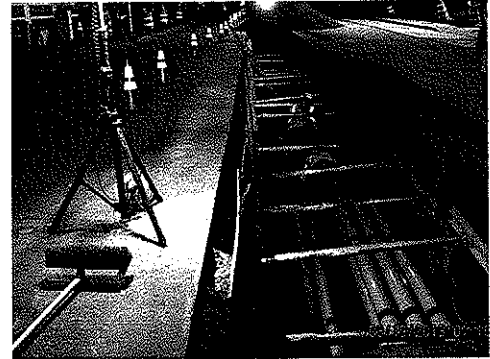
- UT-15.** Extend the service area boundaries only if landowners requesting service have begun the annexation process or have made prior agreements with city.
- UT-16.** Use pre-annexation agreements only if immediate annexation cannot be required or is not reasonable.

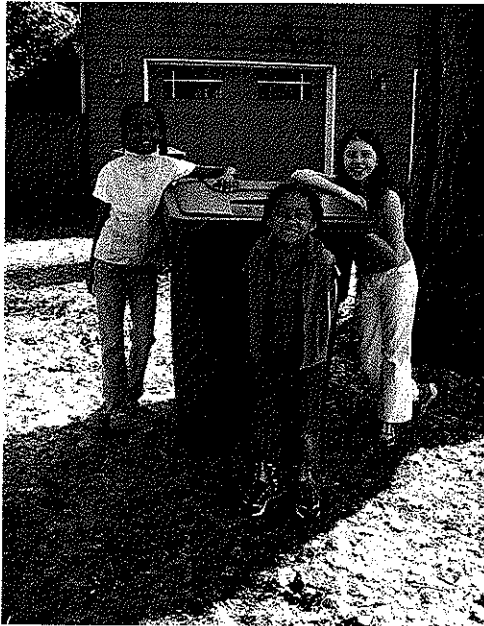
Utility Coordination

- UT-17.** Extend water and wastewater utility service to unserved areas of the utility service area, including extensions into potential annexation areas, if the city's costs are reimbursed and provided that service will be extended only upon annexation to the city.
- UT-18.** Coordinate with other jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.
- UT-19.** Coordinate with the appropriate jurisdictions to ensure that utility facilities that are to be constructed in potential annexation areas are designed and built in accord with City of Bellevue standards.
- UT-20.** Coordinate emergency preparedness and response with local and regional utility partners.

Hazardous Waste

- UT-21.** Cooperate with other private and public agencies in the region to manage and control hazardous waste and moderate risk waste, including medical wastes and hazardous household substances.
- UT-22.** Educate the public in the proper handling and disposal of hazardous household waste and on the use of alternative products or practices which result in reducing the use and storage of hazardous materials in homes and businesses.
- UT-23.** Provide for the safe and convenient disposal of hazardous household waste through a permanent and conveniently located collection facility for Bellevue residents.





Solid Waste

- UT-24.** Promote the recycling of solid waste materials by providing opportunities for convenient recycling and by developing educational materials on recycling, composting, and other waste reduction methods.

Discussion: Waste reduction and source separation are the city's preferred strategies for managing solid waste. Materials remaining after effective waste reduction and source separation should be handled in accordance with the King County Solid Waste Plan.

- UT-25.** Encourage and actively seek an effective regional approach to solid waste management.

- UT-26.** Use a public review process in the selection and approval of sites for any disposal facility, to study and consider sensitivity to aesthetics, health effects and the environment.

- UT-27.** Maintain a safe, cost-effective and responsive solid waste collection system that provides convenient, efficient, environmentally-friendly and visually unobtrusive components and services.

- UT-28.** Manage solid waste collection to minimize litter and neighborhood disruption.

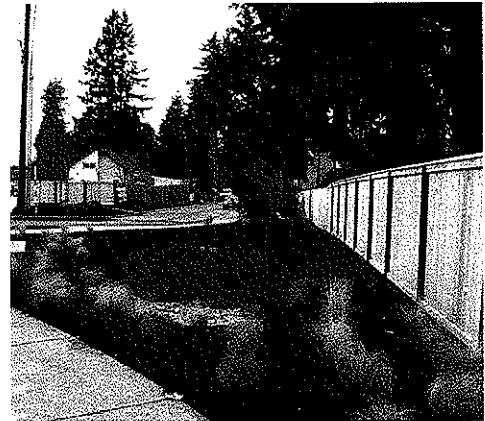
- UT-29.** Work with King County to maintain a geographically balanced system of solid waste transfer and disposal facilities and avoid disproportionate impacts to any individual community.

- UT-30.** Explore transfer and disposal options for the period after the city's current contract with King County terminates in mid-2028.



Wastewater Utility

- UT-31.** Provide a reliable wastewater disposal system that ensures public health and safety, and protects the environment.
- UT-32.** Require wastewater connections for all new development, including single family plats, unless otherwise allowed by state or county regulations.
- UT-33.** Allow existing single family homes with septic systems to continue to use septic systems, provided they remain in compliance with Seattle-King County Public Health requirements. Homeowners are encouraged to connect to wastewater systems where available. If existing septic systems fail to maintain compliance with Seattle-King County Public Health standards and cannot be brought into compliance, homeowners should be required to connect to the wastewater system.



Storm and Surface Water Utility

- UT-34.** Provide a storm and surface water system that controls damage from storms, protects surface water quality, provides for the safety and enjoyment of citizens, supports fish and wildlife habitat, and protects the environment.
- UT-35.** Participate in regional watershed based efforts with the goals of achieving local drainage basin health and addressing Endangered Species Act issues. Manage the storm and surface water system within a system wide, watershed based context.
- UT-36.** Design context appropriate stormwater management facilities that reflect the unique character of the neighborhood in which the site is situated.
- UT-37.** Educate the public about water quality issues.
- UT-38.** Encourage the use of low impact development and stormwater best management practices to manage stormwater runoff, which may result in smaller facilities constructed on- and off-site for flow control, conveyance, and water quality.





Water Utility

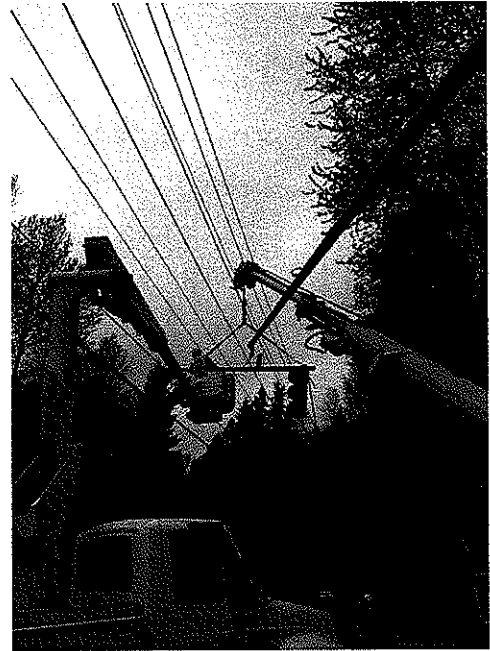
- UT-39.** Provide a reliable, cost-effective supply of safe, secure, high quality drinking water that meets the community's water needs in an environmentally responsible manner.
- UT-40.** Provide a water supply that meets all federal and state drinking water quality standards.
- UT-41.** Provide reliable water service for domestic use, fire flow protection, and emergencies.
- UT-42.** Promote conservation and the wise and efficient use of the public water supply and discourage the waste of this valuable resource.
- UT-43.** Improve the quality and quantity of the water supply of well water users by allowing access to the city water system as contained in the Water System Functional Plan, and provided that at least the fair share costs are paid by the benefiting parties.
- UT-44.** Serve as a role model for the community in the efficient use of water.

NON CITY-MANAGED UTILITIES

General Non City-Managed Utilities

- UT-45.** Coordinate with non-city utility providers to ensure planning for system growth consistent with the city's Comprehensive Plan and growth forecasts.
- UT-46.** Support new and emerging information and telecommunications technologies that would benefit utility service delivery by being sustainable, appropriate and viable.
- UT-47.** Defer to the serving utility the implementation sequence of utility plan components.

- UT-48.** Coordinate with the appropriate jurisdictions and governmental entities in the planning and implementation of multi-jurisdictional utility facility additions and improvements.
- UT-49.** Require effective and timely coordination of all public and private utility activities including trenching and culvert replacements.
- UT-50.** Encourage widespread, affordable, high-speed internet access, including access to competing telecommunications services and new forms of technology to provide the community with choice and to facilitate innovation.
- UT-51.** Maintain Bellevue's competitive advantage and attraction as a highly connected community.
- UT-52.** Assess the coverage and quality of residential and business access to internet and telecommunication services and explore opportunities to enhance service to areas of need.
- UT-53.** Ensure a permitting process that achieves a balance between encouraging deployment of advanced high-speed telecommunications infrastructure and protecting neighborhood character.
- UT-54.** Facilitate coordination between telecommunications providers as a key consideration in city street right of way infrastructure projects to ensure opportunities to install facilities in common trenches.
- UT-55.** Limit the amount of disturbance to city infrastructure by encouraging co-location of telecommunications conduit in the public right-of-way.
- UT-56.** Inform telecommunications companies authorized to provide services within Bellevue about the schedule for capital projects and opportunities to install telecommunications infrastructure.





- UT-57.** Require notification to the city prior to a utility's maintenance or removal of vegetation in city right-of-way.
- UT-58.** Require the undergrounding of all new electrical distribution lines except that interim installation of new aerial facilities may be allowed if accompanied by a program to underground through coordination with the city and other utilities. Require the undergrounding of all existing electrical distribution lines where a change in use or intensification of an existing use occurs, unless delayed installation is approved as part of a specific program to coordinate undergrounding of several utilities or in conjunction with an undergrounding program for several sites or when related to street improvements.
- UT-59.** When implementing street projects, determine whether the relocation of distribution facilities underground is required. If so, determine the manner of payment: tariff schedule, capital improvement program, or the formation of a local improvement district.
- UT-60.** Work with Puget Sound Energy, telecom providers, state regulatory agencies, and other responsible parties to develop funding tools that enable full mitigation of the neighborhood impacts of deploying electrical and telecommunications infrastructure.
- UT-61.** Allow new aerial telecommunication lines on existing systems provided that they shall be designed to address visual impacts and are required to be placed underground at the time of undergrounding electrical distribution lines.
- UT-62.** Support neighborhood efforts to underground existing electrical transmission and distribution lines.
- UT-63.** Support neighborhood efforts to form financial arrangements, such as local improvement districts, to cover the non-utility share of project costs for undergrounding electrical lines.

- UT-64.** Require the reasonable screening and/or architecturally compatible integration of all new utility and telecommunication facilities.
- UT-65.** Protect Bellevue's aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.
- UT-66.** Encourage directional pruning of trees and phased replacement of improperly located vegetation in the right-of-way. Perform pruning and trimming of trees in an environmentally sensitive and aesthetically acceptable manner and according to professional arboricultural specifications and standards.
- UT-67.** Encourage consolidation on existing facilities where reasonably feasible and where such consolidation leads to fewer impacts than would construction of separate facilities. Examples of facilities which could be shared are towers, electrical, telephone and light poles, antenna, substation sites, trenches, and easements.
- UT-68.** Encourage the use of utility corridors as non-motorized trails. The city and utility company should coordinate the acquisition, use, and enhancement of utility corridors for pedestrian, bicycle and equestrian trails and for wildlife corridors and habitat.
- UT-69.** Avoid, when reasonably possible, locating overhead lines in greenbelt and open spaces as identified in the Parks and Open Space System Plan.
- UT-70.** Facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.
- UT-71.** Facilitate and encourage conservation of resources.
Discussion: Items the city should consider in implementing this policy include conserving the use of electric energy in its own facilities, and adopting practical and cost-effective energy building codes.

CO-LOCATING UTILITIES

Aesthetic impact of utilities can be reduced by using existing facilities, where feasible. Examples of facilities that might be shared are towers; electrical, telephone and light poles; substation sites; trenches; and easements.

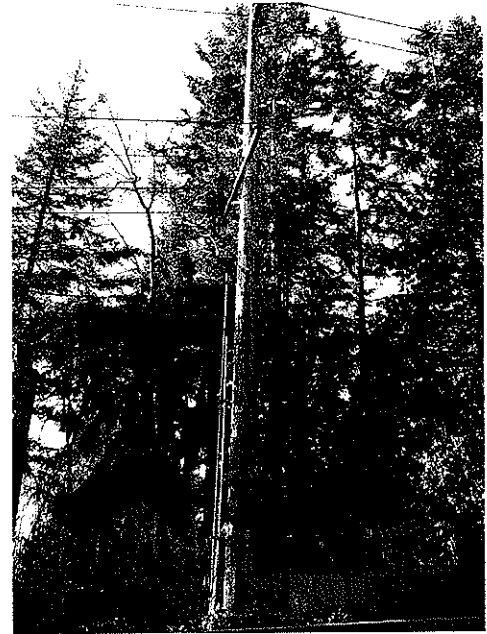
TRAILS AND UTILITIES

Coordination between the city and utilities on the acquisition, use, and enhancement of utility corridors can allow for greater opportunities for pedestrian, bicycle and equestrian trails and for wildlife corridors and habitat.

- UT-72.** Encourage cooperation with other jurisdictions in the planning and implementation of multi-jurisdictional utility facility additions and improvements. Decisions made regarding utility facilities shall be made in a manner consistent with, and complementary to, regional demand and resources, and shall reinforce an interconnected regional distribution network.
- UT-73.** Encourage communication among the city, the WUTC, and utilities regulated by the WUTC about the distribution of costs for existing and proposed utility facilities; especially requirements for the undergrounding of transmission, distribution, and communication lines exceeding statewide norms.
- UT-74.** Encourage system practices intended to minimize the number and duration of interruptions to customer service.
- UT-75.** Prior to seeking city approval for facilities, encourage utilities service providers to solicit community input on the siting of proposed facilities which may have a significant adverse impact on the surrounding community.
- UT-76.** Encourage utility providers to erect limited on-site signage on all sites purchased for future major utility facilities to indicate the utility's intended use of the site.
- UT-77.** Require all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by using landscape screening and/or architecturally compatible details and integration.
- UT-78.** Support federal or state actions that would preserve local government authority to regulate time, manner and place of construction in the right-of-way.

Non City-Managed Utilities - Additional Wireless Communication Facilities

- UT-79.** Require the placement and design of wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.
- UT-80.** Require permit applicants to submit an area wide plan that demonstrates the lowest land use impacts consistent with telecommunication customer needs.
- UT-81.** Allow exchanges ("swaps") between providers of permitted wireless communication facilities sites, to encourage industry cooperation and coordination.
- UT-82.** Require wireless equipment constructed in public rights of way in residential areas to be under 30 inches high.
- UT-83.** Recognize that wireless communication facilities will be deployed in all areas of the city to provide coverage and capacity consistent with the changing use of wireless technology. Minimize the attendant impacts, particularly the visual impacts of, wireless communication facility towers, lattice towers and structures by utilizing criteria for the design and location of such facilities that appropriately balance the need for wireless services and the impacts of the necessary facilities.
- UT-84.** Minimize visual impacts of wireless communication facilities by encouraging deployment in land use districts in the following preferred and descending order when possible, considering the provider's coverage needs:
 1. Nonresidential land use districts, except Transition Areas;
 2. Transition Areas;
 3. Multifamily (R-20 and R-30) districts; and
 4. Park sites and Residential districts.



UT-85. Minimize visual impacts of wireless communication facilities by encouraging system designs in the following preferred and descending order:

1. Attached to public facility structures, building mounted, or integrated with utility poles, light standards, and signal supports;
2. Co-located on utility poles, light standards, signal supports; and
3. Free standing towers.

UT-86. Require timely removal of abandoned facilities that are visually intrusive whenever facilities are replaced or upgraded.

UT-87. Encourage wireless equipment to be installed in a manner compatible with other utility functions.

UT-88. For infrastructure opportunities on city property, other than street rights-of-way, encourage the use of appropriate city owned properties for lease to install wireless communications equipment that is compatible with existing city uses of the sites and consistent with land use requirements.

UT-89. Encourage the co-location of telecommunications equipment on city sites that reduce total impact of antennas on the community.

UT-90. Periodically review and update wireless facility regulations to respond to changes in technology and community conditions to balance impacts with the need for service.

Non City-Managed Utilities - Additional Electrical Facilities Policies

UT-91. Encourage the public to conserve electrical energy through public education.

UT-92. Encourage city and utility involvement with regional or statewide agencies when and if they are developing policies regarding exposure to electric and magnetic fields (EMF) or other utility issues.

- UT-93.** Review new accepted scientific research of potential health impacts associated with electrical and telecommunications facilities and make changes to policies if the situation warrants.
- UT-94.** Require in the planning, siting, and construction of all electrical facilities, systems, lines, and substations that the electrical utility strike a reasonable balance between potential health effects and the cost and impacts of mitigating those effects by taking reasonable cost-effective steps.
- UT-95.** Work with Puget Sound Energy to implement the electrical service system serving Bellevue in such a manner that new and expanded transmission and substation facilities are compatible and consistent with the local context and the land use pattern established in the Comprehensive Plan.

Discussion: Where feasible, electrical facilities should be sited within the area requiring additional service. Electrical facilities primarily serving commercial and mixed use areas should be located in commercial and mixed use areas, and not in areas that are primarily residential. Further, the siting and design of these facilities should incorporate measures to mitigate the visual impact on nearby residential areas. These considerations must be balanced with the community's need to have an adequate and reliable power supply.

- UT-96.** Require siting analysis through the development review process for new facilities, and expanded facilities at sensitive sites, including a consideration of alternative sites and collocation.

Discussion: Sensitive facility sites are those new facilities and existing facilities proposed to be expanded where located in or in close proximity to residentially-zoned districts such that there is potential for visual impacts absent appropriate siting and mitigation. The city will update Map UT-7 to the extent needed to stay current with changes in Puget Sound Energy's system planning.

- UT-97.** Avoid, minimize, and mitigate the impacts of new or expanded electrical facilities through the use of land use regulation and performance standards that address siting considerations, architectural design, site screening, landscaping, maintenance, available technologies, aesthetics, and other appropriate measures.
- UT-98.** Discourage new aerial facilities within corridors that have no existing aerial facilities.
- UT-99.** Work with and encourage Puget Sound Energy to plan, site, build and maintain an electrical system that meets the needs of existing and future development, and provides highly reliable service for Bellevue customers.

Discussion: Providing highly reliable service is a critical expectation for the service provider, given the importance of reliable and uninterrupted electrical service for public safety and health, as well as convenience. Highly reliable service means there are few and infrequent outages, and when an unavoidable outage occurs it is of short duration and customers are frequently updated as to when power is likely to be restored. A highly reliable system will be designed, operated and maintained to keep pace with the expectations and needs of residents and businesses as well as evolving technologies and operating standards as they advance over time.

- UT-100.** Encourage the prioritization of restoring electrical service to water and wastewater utility facilities following power outages.
- UT-101.** Administer applicable regulations and franchise agreement authority over the Seattle City Light and Olympic Pipeline infrastructure located in Bellevue.

POLICY CONNECTIONS

The Utilities Element addresses the location of municipal and non-municipal utilities and anticipates the amount and distribution of utilities to meet community needs and growth. Other elements of the Comprehensive Plan also help to plan for utilities infrastructure to help meet the needs of growth.

The **Environment** Element addresses the stewardship of natural resources including ground and surface water.

The **Capital Facilities** Element includes an inventory and financing policies for municipal utilities.

Utility services must keep pace with growth; the **Land Use** Element includes policies and information about Bellevue's projected growth.

The **Urban Design** Element contains policies that address design and visual impacts that might result from utility infrastructure.



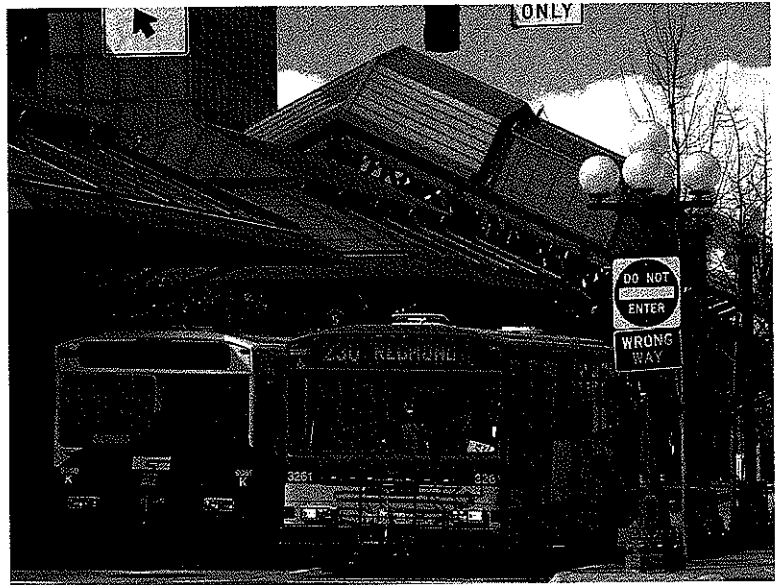
IMPLEMENTATION

Bellevue implements the Comprehensive Plan through numerous actions, including day-to-day operations, capital investments, strategic partnerships, and review of new development projects. Both municipal and non-municipal utilities in Bellevue generally have their own planning processes to ensure future facilities meet the city's needs. The following list shows some of the relevant plans that implement the Utilities Element.

| Implementation Program | Type |
|--|--|
| <u>Capital Investment Program</u> This is the city's six-year financing and implementation plan in which needed capital improvements to the city's public facilities and infrastructure are identified and prioritized. | Funding: updated biennially. |
| <u>Water System Plan</u> This plan provides a basis for capital improvement planning for six years and forecasts anticipated needs to a 20-year planning horizon. | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <u>Wastewater System Plan</u> This plan addresses aging infrastructure, system expansion to accommodate development, revised policies and practices, data, finances, revised growth forecasting, and recommended improvements. | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <u>Storm and Surface Water System Plan</u> This plan establishes the city's storm and surface water policy. | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <u>Redmond Water System Plan</u> The Redmond water utility serves a small portion of Bellevue in the Overlake area. | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <u>King County Comprehensive Solid Waste Management Plan</u> This plan presents proposed strategies for managing King County's solid waste over a six-year period. | Functional Plan: updated on a 6-10 year cycle, as needed. |
| <u>Land Use Code Work Program</u> The Land Use Code work program includes a number of initiatives to update or draft new development regulations. | Land Use Code: updates conducted annually. |
| <u>Development Review</u> Review of utilities projects to ensure they conform to the Land Use Code. | Project review: on-going |

ADDITIONAL RESOURCES

- Puget Sound Energy Bellevue, Washington
- Local cable and broadband service providers
- Local wireless telecommunications service providers



TRANSPORTATION

WHAT YOU WILL FIND IN THIS CHAPTER

- Information about transportation needs in Bellevue, including current conditions, future projections, and opportunities and challenges.
- A description of the city's multimodal mobility strategy to support the land use vision and urban livability expectations of Bellevue residents, employees, and visitors.
- Goals and policies that implement the mobility strategy and direct the city's transportation investments.
- Goals and policies for serving the mobility needs of projected growth in Bellevue, as required by the Washington State Growth Management Act.

TRANSPORTATION VISION

MOVING INTO, AROUND AND THROUGH BELLEVUE IS RELIABLE AND PREDICTABLE.

Bellevue is connected to the region, enabling local and regional access for businesses and neighborhoods. Safe and reliable mobility options, including walking, biking, transit and car, take people where they need to go. The City's transportation system integrates leading safety and efficiency technology.

WHAT IS MULTIMODAL MOBILITY?

A multimodal mobility strategy is designed to address more than one “mode” (or method) of transportation for people to get to/from and within Bellevue. The city’s multimodal mobility strategy incorporates policies for all mobility options, including walking, bicycling, riding transit, and driving.

Multimodal planning considers the modes of transportation and the context as inputs to design and investment decisions.

INTRODUCTION

The Transportation Element provides both broad and detailed policy direction to guide programs, priorities, design, and investments that address local and regional mobility. Mobility in Bellevue means providing people with an assortment of mobility options that help people get where they need to go. Not only does the transportation system support this fundamental mobility function, it contributes to a quality of life that Bellevue residents expect, and that attracts employers and businesses.

This plan integrates land use planning with transportation planning and investments. It emphasizes that the transportation system supports the city’s land use vision and livability by providing options for people to get to the city as well as travel within the city. This vision promotes Downtown Bellevue as a regional Urban Center, identifies areas of activity in BelRed, Eastgate, Factoria, and Crossroads, and emphasizes stability within predominantly single family neighborhoods. The transportation system is designed and scaled to meet the future travel demand and to reflect or enhance the character of the community. Mode of travel, capacity and design for each mode, and priorities for mobility along right-of-way corridors reflect the intensity and mix of land uses and the expectations for safety and livability. Mobility options consider and accommodate the needs of underserved populations, including persons with disabilities, the elderly, the young, and low-income households.

TODAY'S CONDITIONS AND TOMORROW'S PROJECTIONS

TRANSPORTATION TODAY AND TOMORROW

As population and employment in Bellevue have grown, traffic volume on many of Bellevue's arterial streets has held relatively steady. This has been accomplished through a transportation strategy that emphasizes walking, bicycling, and transit, coupled with growth focused in mixed use, transit-rich, walkable neighborhoods. More people are choosing to live closer to where they work and are using a variety of options to get around.

Bellevue will continue to emphasize walking, bicycling, and transit use as essential components of mobility in a livable city, while providing roadways that operate efficiently. New transit service, including Rapid Ride bus service and the planned East Link light rail, will provide additional mobility options while supporting compact, mixed-use development near transit stations. Bellevue will support transit use by prioritizing service on a frequent transit network described in detail in the city's Transit Master Plan.

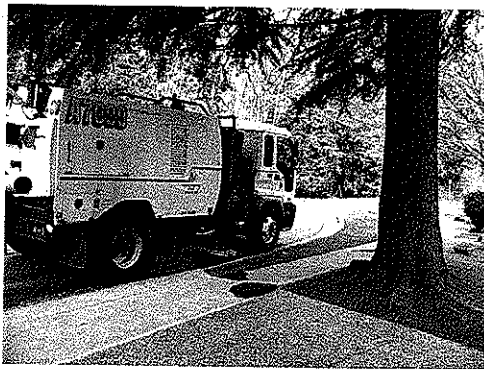
To ensure getting around Bellevue on foot is easy and safe, and bicycling facilities accommodate riders of all ages and abilities, Bellevue implements and maintains a system in accordance with the Pedestrian and Bicycle Transportation Plan. This plan includes policies, design standards and a comprehensive and prioritized project list.

CHALLENGES AND OPPORTUNITIES

Bellevue continues to evolve toward a community where people can easily get around by walking, bicycling and riding transit, and driving remains an important mobility option. In this evolutionary process, the city faces several challenges and opportunities to better serve the mobility needs of Bellevue residents, employees, and visitors.

WHAT DOES IT MEAN?

- For the foreseeable future, private automobiles will continue to carry the majority of daily trips in Bellevue, and the city will continue to improve its roadway network, including regional highways, to provide a high level of mobility for people and freight.
- Bellevue's strategy of promoting walking, bicycling, and transit has allowed traffic volumes on arterial streets to remain steady, even as population and employment in the city have grown.
- More residents are choosing to live in walkable neighborhoods near where they work and they use a variety of transportation modes. Transit Oriented Development strategies ensure that essential components of livability accompany transit investments and new development to provide a high quality of life for residents and employees near the frequent transit network. The Puget Sound Regional Council provides guidance to communities in the Regional Growth and Transportation Report and Bellevue is a member of the regional Growing Transit Communities Compact.
- Light rail transit service coming to Bellevue will increase transit service and expand connectivity to the region.
- Bellevue is committed to protecting neighborhoods from cut-through traffic, parking spillover, and transportation-related visual impacts.



Mobility Goals and Metrics

To create a community where people can easily move about using a variety of travel modes, the city will establish goals and metrics for all modes. Traditionally, mobility standards have focused on the level of service for vehicles. Going forward, goals and metrics will also measure mobility for people traveling on foot, by bicycle, and on transit.

Expanded Transit

East Link light rail will have six stations in Bellevue, serving a wide range of neighborhoods and providing connections within Bellevue and to the region. Station area plans will ensure good local access and appropriate land uses. As Bellevue prepares for East Link, the community will also plan for future high capacity transit lines connecting to regional destinations and make decisions on local transit funding to meet rapidly increasing demand.

Mobility Options

Transportation planning and investments will provide options for people to travel within neighborhoods, along corridors, and to regional destinations. Transportation system investments will incorporate design for safety, connectivity, and preservation of neighborhood character, while striving to reduce congestion, to move more people within a limited right-of-way.

Maintaining What We Build

A sidewalk is usable by everyone only when it is free from barriers like root heaves. Bicycle lanes provide dedicated space for bicycle riders only when they are free of debris. Roadways are best for cars, trucks and buses only when there are not potholes. Bellevue must continue to invest in preventative maintenance to ensure the transportation system serves everyone.